

# Grove.

FIND YOUR HOME



71 Kingsway  
Stourbridge,  
West Midlands  
DY8 4TG

Offers In The Region Of £260,000



This well presented three bedroom semi detached home on Kingsway, Wollaston, offers spacious and modern living ideal for families. The area is particularly well suited to families, with a selection of nearby schools including St James's C of E Primary School and Ridgewood High School, both within easy reach.

The ground floor features a welcoming lounge and a stylish open plan kitchen diner, creating a bright and sociable space perfect for both everyday living and entertaining. A convenient downstairs w.c., adds to the practicality of the layout.

Upstairs, the property boasts three well proportioned bedrooms, including a second bedroom with its own en-suite shower room. A contemporary family bathroom serves the remaining bedrooms, all accessed via a bright spacious landing that enhances the sense of openness throughout.

Externally, the home benefits from a low maintenance rear garden, along with a detached garage providing additional storage.

If you would like to arrange a viewing, please contact the office on 0121 550 5400 to avoid disappointment! JE V1 19/03/2026 V1 EPC=C







#### Approach

Via shared driveway, front lawn with mature shrub borders, slabbed pathway with step to front door, access to side door and rear garden.

#### Porch

Two windows to front, front door to entrance hall.

#### Entrance hall

Double glazed obscured window to side, stairs to first floor accommodation, central heating radiator with decorative cover, doors leading to lounge and kitchen diner.

#### Lounge 10'5" x 14'1" (3.2 x 4.3)

Double glazed bow window to front, central heating radiator with decorative cover, t.v. point.

#### Kitchen diner 16'4" x 10'2" max 8'10" min (5.0 x 3.1 max 2.7 min)

Double glazed window to rear, double glazed sliding patio door to rear, wall and base units, square top surface over, tiled splashbacks, four ring induction hob, oven, extractor hood, space for fridge freezer, sink with drainer and mixer tap, central heating radiator, door leading to rear hall.

#### Rear hall

With doors to storage cupboard and doors to downstairs w.c.









GROUND FLOOR



1ST FLOOR



KINGSWAY, STOURBRIDGE, WEST MIDLANDS, DY8 4TG

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Downstairs w.c.

Double glazed obscured window to rear, central heating boiler, low level flush w.c., tiled splashbacks, wash hand basin, central heating radiator.

#### First floor landing

Double glazed obscured window to side, access to loft with ladder.

#### Bedroom one 10'5" x 12'1" (3.2 x 3.7)

Double glazed window to front, central heating radiator.

#### Bedroom two 10'5" x 9'6" (3.2 x 2.9)

Double glazed window to rear, central heating radiator, door to en-suite.

#### En-suite

Tiled walls, vertical stainless steel towel radiator, shower cubicle, pedestal wash hand basin with mixer tap and extractor fan.

#### Bedroom three 10'5" max x 5'10" min (3.2 max x 1.8 min)

Double glazed window to front, central heating radiator.

Agents Note: Clients must be aware of limited floor space due to the bulk head.

#### Bathroom

Dual aspect double glazed obscured windows to rear and side. tiled walls, low level flush w.c., wash hand basin with mixer tap and storage below, vertical stainless steel towel radiator, bath with shower over, extractor fan.

#### Rear garden

Slabbed patio area with astro lawn beyond, further slabbed patio area to the rear, garden shed, fencing to boundary and access to detached garage and side gate access to front.

#### Detached garage/stores

Up and over door to front.

Agents Note: Clients must take into account that the garage/stores are not accessible from the front of the property due to the fence boundary.

#### First store 8'2" x 5'6" (2.5 x 1.7)

#### Second store/office area 11'5" x 7'2" (3.5 x 2.2)

#### Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

#### Council Tax Banding

Tax Band is B

#### Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress your offer until these checks have been carried out.

#### Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

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