



Grove.

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47 Corser Street, Oldswinford DY8 2DE  
Guide Price £395,000



# 47 Corser Street

Welcome to this charming semi-detached house on Corser Street, Stourbridge. This delightful property boasts character and charm, offering a perfect blend of modern comfort and traditional appeal. A beautifully finished three bedroom semi-detached property, located in the ever popular town of Oldswinford, this home is perfect for those looking to be close to the local amenities on offer and within walking distance of excellent local schooling and the prestigious Mary Stevens Park.

Upon entering, you are greeted by two spacious reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. There is a well-equipped kitchen leading to the utility area and downstairs bathroom. The property features three double bedrooms, providing ample space for a growing family or accommodating guests.

One of the highlights of this home is the Jack and Jill en-suite, adding a touch of luxury and convenience to everyday living. With two bathrooms in total with additional w.c, there will be no more morning rush or waiting in line.

Step outside into the stunning garden and discover an outdoor cabin, perfect for a home office, hobby room, or simply a peaceful retreat to enjoy the tranquillity of the surroundings. Whether you have a green thumb or simply enjoy al fresco dining, this garden offers endless possibilities for outdoor enjoyment.

Don't miss the opportunity to make this house your home and create lasting memories in this wonderful property. Contact us today to arrange a viewing and experience the magic of Corser Street for yourself. EJ 11/11/24 H0D V1 EPC=D









## Approach

Approached via pathway with walled courtyard garden to front.

Living Room 13'5" max 12'10" min x 14'5" max 13'1" min (4.1 max 3.9 min x 4.4 max 4.0 min)

With sash bay window to front, central heating radiator, wood flooring a beautiful feature fireplace. Door giving access to cellar and door through into dining room.

Dining Room 13'1" x 9'6" (4.0 x 2.9)

With doors leading out to patio, central heating radiator, wood flooring, door leading to kitchen and door leading to stairs to first floor.

Kitchen 13'1" max 7'7" (4.0 max 2.3)

With window to side, central heating radiator and quarry tiling to floor. Featuring various fitted wall and base units with work surface over, one and a half bowl sink with drainage, Hotpoint cooker and four ring gas hob with extractor fan over. Integrated dishwasher, fridge & freezer and cupboard with housing boiler. Opening through into utility.

Utility 5'3" max 2'11" min x 7'10" max 4'3" min (1.6 max 0.9 min x 2.4 max 1.3 min)

With door to side for access to garden, quarry tiling to floor and space and plumbing for white goods. Door leading through into bathroom.

## Downstairs Bathroom

With obscured double glazing window to side, central heating radiator and tiling to floor and walls. Low level w.c., fitted wash hand basin with storage and P shaped bath with hand held shower and drench head over.

## First Floor Landing

With doors leading to bedrooms.

Bedroom One 12'10" max 8'6" min x 13'9" max 10'2" min (3.9 max 2.6 min x 4.2 max 3.1 min)

With sash window to front, central heating radiator and door to Jack and Jill bathroom.

## Jack and Jill Bathroom

With chrome heated towel rail, tiling to shower cubicle, w.c., Heritage hand wash basin and fitted corner shower with hand held shower and drench head over. Doors leading to bedroom one and bedroom two.

Bedroom Two 11'2" max 10'2" min x 9'6" (3.4 max 3.1 min x 2.9)

With sash window to rear, central heating radiator and wooden flooring. Door leading through to Jack and Jill bathroom.

Bedroom Three 13'5" max 9'2" min x 8'2" max 4'11" min (4.1 max 2.8 min x 2.5 max 1.5 min)

With dual aspect windows to side and rear, central heating radiator and door to w.c.













W.C.

Accessed via bedroom three. Wood effect flooring and w.c.

Outdoor Store 8'6" x 5'7" (2.6 x 1.7)

With window to rear, space for white goods, lighting overhead and electricity points.

Gym 12'2" x 17'1" (3.7 x 5.2)

With windows to front and sides, door to front, lighting overhead and electricity points.

Garden

With gravel patio area, block paved pathway leading to lawn and outdoor kitchen. Mature planter beds, established borders with walls and fence panels and further raised patio area with ample space for seating and garden furniture.

Cellar 12'10" max x 10'10" max (3.9 max x 3.3 max)

Accessed via living room.

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 Band

The council tax band is C.

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. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

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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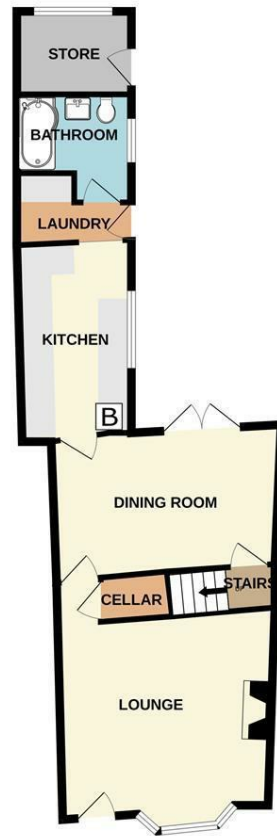




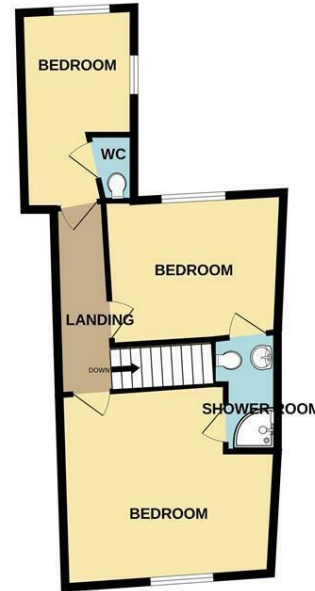




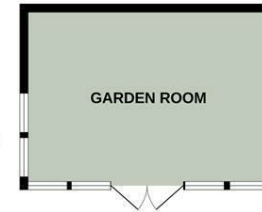
GROUND FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



1ST FLOOR  
487 sq.ft. (45.3 sq.m.) approx.



EXTERNAL  
205 sq.ft. (19.0 sq.m.) approx.



TOTAL FLOOR AREA: 1299 sq.ft. (120.7 sq.m.) approx.

Whilst 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 mis-statement. This plan is for illustrative purposes only and should 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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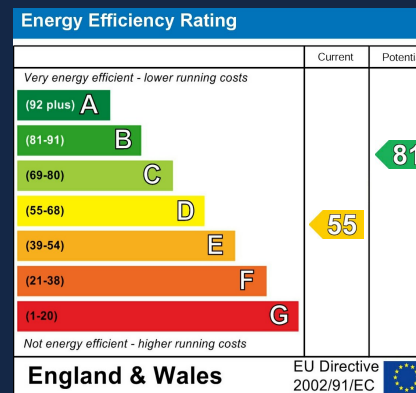
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**VIEWINGS:** View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.



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