

38 Witton Street Old Quarter,  
Stourbridge, DY8 3YE  
Offers Over £375,000

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# 38 Witton Street

Located in Stourbridge's Old Quarter, Grove Properties are delighted to present this charming terraced home, full of character and boasting lovely original features. Positioned just a stone's throw away from Mary Stevens Park, Witton Street offers its residents easy access to scenic outdoor spaces whilst being a short distance away from the amenities within Stourbridge town centre.

Upon approach, the traditional appearance with sash bay windows provides lovely curb appeal. The ground floor accommodation consists of a living room to the front with log burner and the high ceilings create a bright and airy atmosphere, a dining room with original iron and tiled fireplace leading through to the kitchen flooded with natural light.

On the first floor, the main bedroom with bespoke storage is a relaxing retreat with views out onto the garden, the third bedroom is ideal as a children's nursery and the spacious family bathroom is a lovely space to unwind after a long day.

The second bedroom is located on the second floor, with dual aspect skylights and eaves storage.

Externally, the garden with various patio areas, lawns and mature planter beds provides a tranquil setting to enjoy warm summer evenings and to host loved ones. To the rear is an established vegetable patch, ideal for keen gardeners.

To arrange a viewing of this characterful home, please contact our Hagley office.







## Approach

Approached via driveway with steps up to the front door and gate to side for access to the garden.

## Entrance Hall

With central heating radiator, herringbone wood flooring and stairs leading to the first floor. Doors lead to:

### Living Room 10'9" max 12'1" max (3.3 max 3.7 max)

With double glazed sash bay window to front, central heating radiator and herringbone wood flooring. There is a feature fireplace with brick surround, slate hearth and log burner and fitted blinds to window.

### Dining Room 13'9" max x 12'1" max (4.2 max x 3.7 max)

With French doors to the rear, central heating radiator and herringbone wood flooring. There is an understairs store cupboard, original feature fireplace with decorative tiling and door through into the kitchen.

### Kitchen 7'6" x 22'11" (2.3 x 7.0)

With dual aspect double glazed windows to side and rear, door out to the garden, central heating radiator and tiled flooring. Featuring a variety of fitted wall and base units with worksurface over, two bowl Belfast sink and integrated oven with hob and extractor fan overhead. There is further space and plumbing for white goods and the house boiler is located here for easy access.

## First Floor Landing

With stairs to the second floor and doors leading to:

### Bedroom One 13'5" max x 12'1" max (4.1 max x 3.7 max)

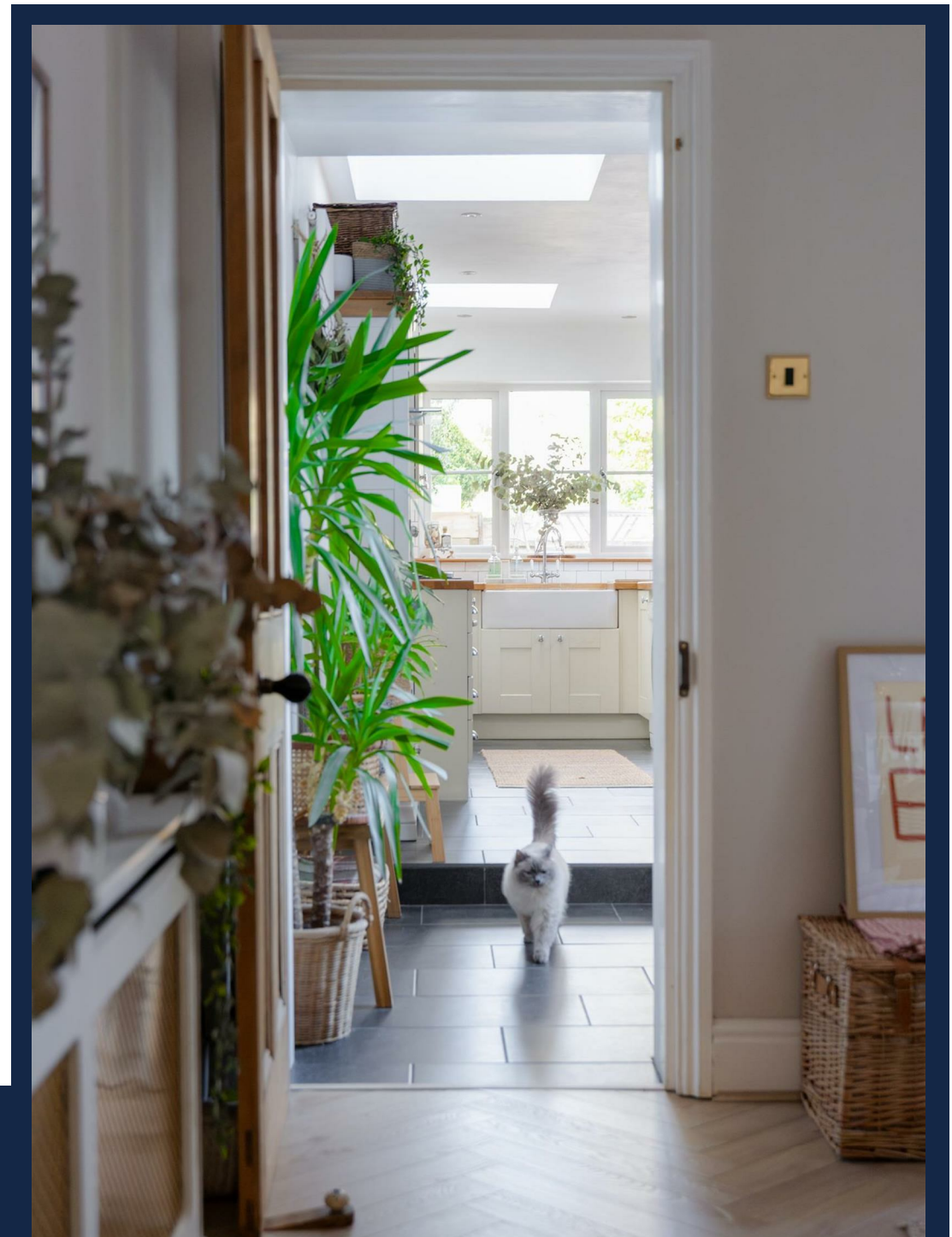
With two sash windows to rear, central heating radiator, feature iron fireplace and bespoke fitted wardrobes for storage.

### Bedroom Three 8'2" x 8'10" (2.5 x 2.7)

With double glazed sash window to front, central heating radiator and stylish decorative panelling to walls.

## Bathroom

With double glazed sash window to front, central heating radiator and decorative panelling to walls. There is a vanity sink with storage, w.c., freestanding bath and shower cubicle with hand held shower and drench head over.



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Bedroom Two 15'5" x 16'8" (4.7 x 5.1)

With dual aspect Velux windows to front and rear, central heating radiator and eaves storage.

#### Garden

With paved patio area and steps up to a further patio, mature planter beds and lawn with pathway leading to a shed for storage and vegetable patch. The borders are established with fence panels and there is a gate to side for access to the front.

#### Tenure - Freehold

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

Tax band is C.

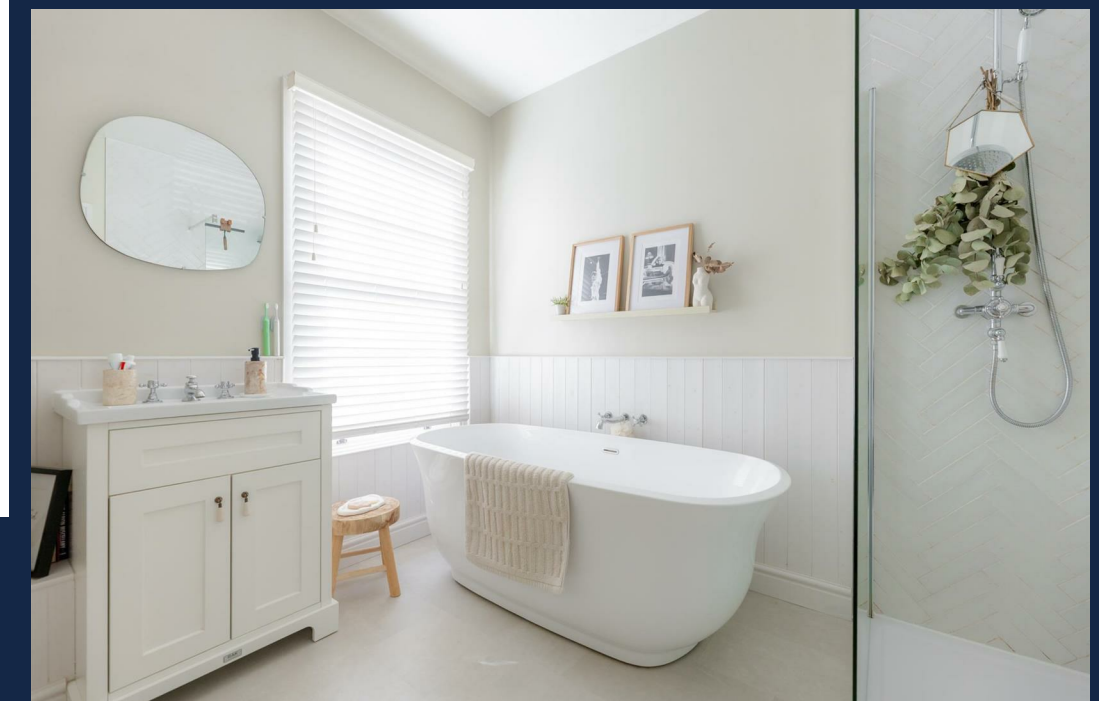
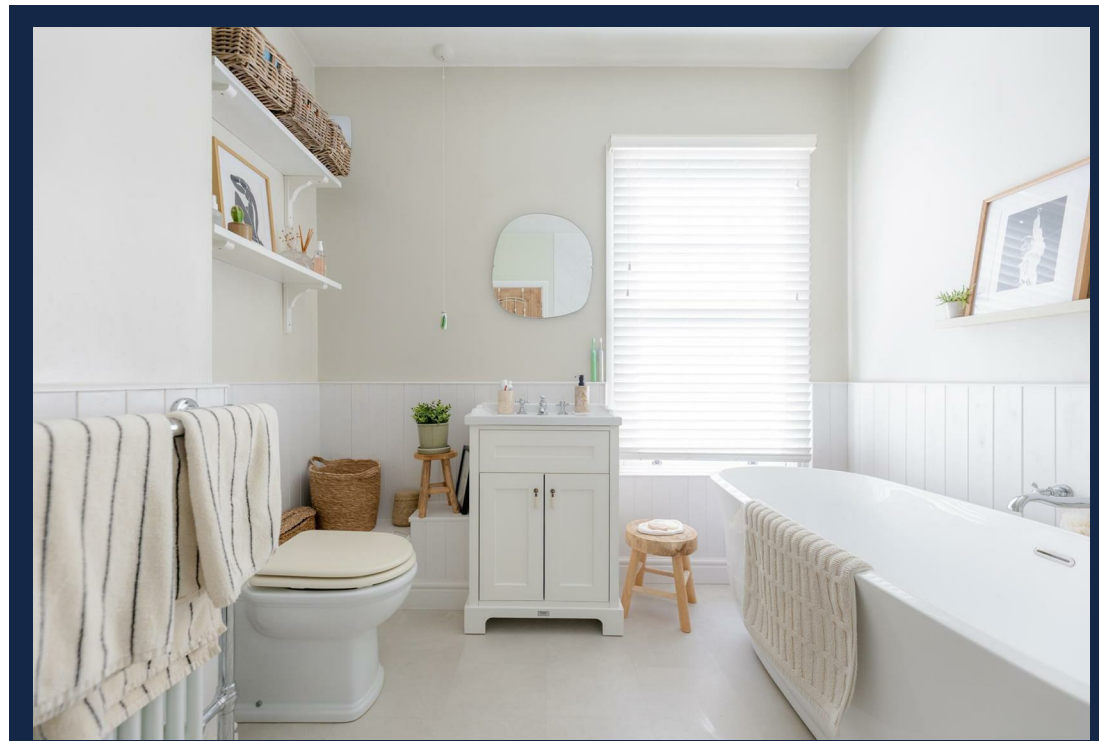
#### Money Laundering Regulations

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



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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.



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. Made with Metropix 6026.

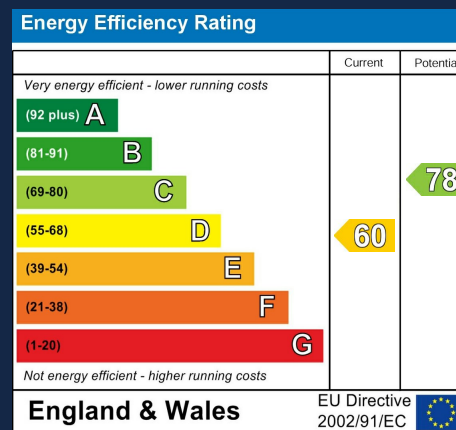
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**VIEWINGS:** View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.



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