



EDEN MIDCALF
— SALES & LETTINGS —

OFFERS IN EXCESS OF

£360,000

Ash Grove

Stourbridge, DY9 7JL

PROPERTY SUMMARY

An extended and attractively improved three bedroom Mucklow semi-detached family house within this sought after cul-de-sac address in Pedmore, Stourbridge. Well placed for local amenities, including Stourbridge Junction train station, the property offers a generously proportioned layout including two good sized reception rooms, a breakfast kitchen and three excellent sized bedrooms. The property is also located close to the attractive grounds of Wollescote Park and includes off-road parking for at least two cars, a garage and a good sized and beautifully landscaped rear garden. EPC=C

3



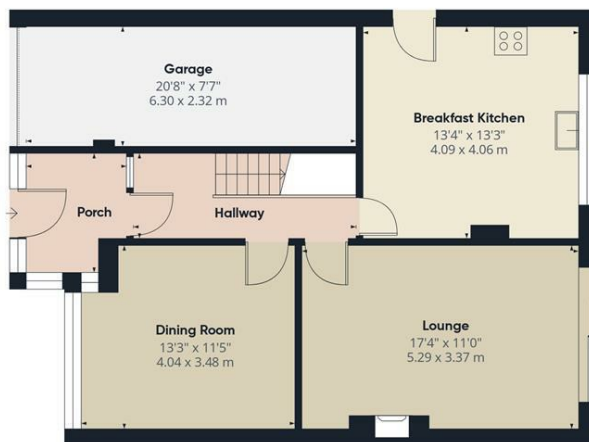
1



2







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1224 ft²
113.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

LOCAL AUTHORITY

TENURE

Freehold

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	75
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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