Bloore King & Kavanagh
Sales & Lettings

171A Worcester Road

Stourbridge, DY9 0PB

Offers In The Region Of £475,000

Approach
Tarmacked driveway to front set back from the main Worcester Road. Mature shrubbery maintained on its borders with slabs laid to front with gated access to both sides of the property.

L-Shaped Entrance Hallway
Main door to front. Internal doors into fitted breakfast kitchen, lounge, downstairs Wc and downstairs double bedroom. Stairs leading to first floor accommodation. Under stairs storage available.

Fitted Breakfast Kitchen
Window to front. Good range of eye and low-level units incorporating: 1 ceramic sink unit, built in gas hob with extractor over, built in electric double oven/grill and built in under counter fridge. Partly tiled walls and tiled flooring.

Utility Room
Window to side. Plumbed for washing machine. Access to side of property and door into jack and jill downstairs Wc.

Jack & Jill Downstairs Wc
Two piece suite comprising of low level flush WC and pedestal wash hand basin installed.

Lounge
Coving. Dado rail. French patio doors opening to rear of property. Open fire installed with wood surround. Double internal doors opening into:

Dining Room
Coving. Dado. Window to rear. Electric fire installed with wood surround.

Downstairs Double Bedroom
Coving. Fitted wardrobes and drawer units installed. Windows to rear.

En-suite Bathroom
Window to side. Three piece bathroom suite comprising of; paneled bath with mixer shower over, pedestal wash hand basin and low level flush Wc. Fully tiled walls.

Landing
Built in storage available. Door into:

Upstairs Double Bedroom
Window to rear. Doors into en-suite shower room and dressing area.

En-suite Bathroom
Velux window to ceiling. Four piece bathroom suite comprising of; corner paneled bath, separate single shower cubicle with mains fed shower unit installed, pedestal wash hand basin and low level flush Wc. Fully tiled walls.

Dressing Area
Sufficient space for a large utilsied dressing space. Door into:

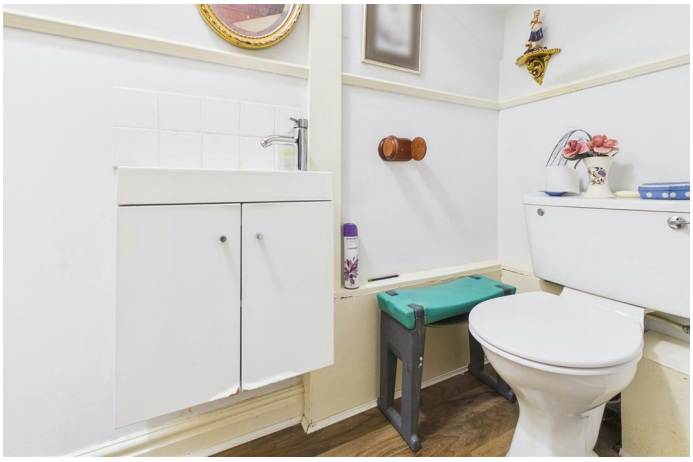
Upstairs Study
Housing combi boiler on side wall.

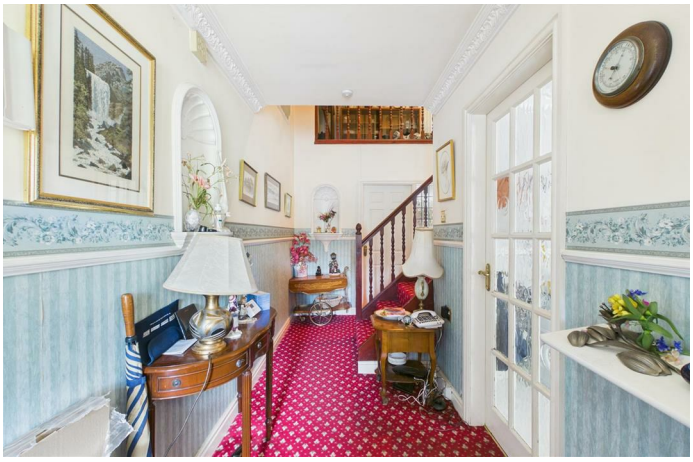
Garage
Electronic up and over door to front. Not included on the floorplan.

Rear of the Property
Slabbed dining patio area to the immediate rear with steps leading down to the main garden mainly laid to lawn. Mature shrubbery on its borders with gated access available on both sides of the property.

Freehold
We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Brochure Declaration
FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. CONSUMER PROTECTION REGULATIONS 2008: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. PLANNING PERMISSION/ BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. REFERRAL FEES: We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.





Approximate total area(1)

125.6 m²

1351 ft²

Reduced headroom

2.3 m²

24 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE360

FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. CONSUMER PROTECTION REGULATIONS 2008: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. PLANNING PERMISSION/ BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. REFERRAL FEES: We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.

8 Hagley Road
Halesowen
West Midlands
B63 4RG

www.bloorekingkav.co.uk
0121 550 4151
info@bandk.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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