



LexAllan

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47 West Street, Old Quarter, Stourbridge, West Midlands, DY8
1XN

'Three bedroom gem in The Old Quarter'

This traditional end terrace offers high quality and move in ready accommodation at this great location for nearby amenities and commuter links. The property comprises of two reception rooms, kitchen, and converted cellar. To the first floor are two bedrooms and house bathroom. To the top floor the master bedroom with ample storage. To the rear a low maintenance garden. For further information or to arrange your viewing contact the office.



Dining Room

11'2" x 10'6" (3.4 x 3.2)

Double glazed bay window to front with shutter blinds, log burner, central heating radiator and double glazed door to front

Lounge

11'6" x 12'6" (3.5 x 3.8)

Double glazed window to rear with shutter blinds, central heating radiator and log burner

Kitchen

5'11" x 17'9" (1.8 x 5.4)

Double glazed window to side, double doors to rear, central heating radiator, range of wall and base units with work surface over incorporating sink with mixer tap, integrated fridge, freezer, oven, gas hob with extractor hood over, space and plumbing for washing machine, tiled floor and splash backs and spot lights



Landing

With doors off and further stairs to top bedroom

Bedroom Two

10'6" x 11'6" (3.2 x 3.5)

Double glazed window to front with shutter blinds, central heating radiator and cupboard off



Bedroom Three 6'7" x 9'6" (2.0 x 2.9)

Double glazed window to rear with shutter blinds and central heating radiator

Bathroom

Low level w,c, double glazed window to rear, shower, heated towel rail, wash hand basin with mixer tap, heated towel rail, tiled splash backs and extractor fan

Bedroom One 11'6" x 14'1" (3.5 x 4.3)

Double glazed window to rear with shutter blind, central heating radiator, cupboards off and skylight

Cellar 10'6" x 10'10" (3.2 x 3.3)

Window to front, central heating radiator and built in cupboard

Rear Garden

Wooden decking, Astro turf, shed and all with walls and fencing to enclose

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 Band B



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	
	80
	49
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

