



**New Farm Road
Stourbridge, DY9 7PG**

Guide Price £195,000

Gao
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MAIN FEATURES:

- **Spacious Semi Detached House**
 - **Good Size Kitchen/Diner & Separate Utility Room**
 - **Lounge**
 - **Master Bedroom with En-suite**
 - **Two Further Bedrooms & Family Bathroom/WC**
 - **Well Maintained Rear Garden**
 - **Ample Off Road Parking**
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Situated in a highly desirable residential location, this spacious three-bedroom semi-detached family home offers well-presented accommodation throughout and is ideal for growing families, first-time buyers or those looking to upsize. The property briefly comprises a welcoming lounge, a generous kitchen/diner perfect for family meals and entertaining, together with a separate utility room providing valuable additional storage and workspace. Upstairs, the impressive master bedroom benefits from its own en-suite shower room, complemented by two further well-proportioned bedrooms and a modern family bathroom/WC. Externally, the property enjoys a well-maintained rear garden, offering a pleasant outdoor space for relaxation and recreation. To the front, there is ample off-road parking for multiple vehicles.

New Farm Road is conveniently located within easy reach of local amenities, highly regarded schools and excellent transport links, making commuting straightforward. The nearby towns of Stourbridge and Hagley provide a wide range of shops, restaurants, cafés and leisure facilities, while the beautiful Clent Hills and surrounding countryside offer fantastic opportunities for walking, cycling and outdoor pursuits. Combining spacious accommodation with a sought-after location, this attractive home presents an excellent opportunity for buyers seeking comfort, convenience and a wonderful family lifestyle.



Ground Floor
Approximate Floor Area
537 sq. ft
(49.89 sq. m)

First Floor
Approximate Floor Area
508 sq. ft
(47.20 sq. m)

Approx. Gross Internal Floor Area 1045 sq. ft / 97.09 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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