



EDEN MIDCALF
— SALES & LETTINGS —

£400,000
Station Road
Stourbridge, DY9 0NU

PROPERTY SUMMARY

A well-appointed three-bedroom semi-detached family home, ideally situated within walking distance of Hagley railway station and local amenities. The property offers accommodation including a spacious open-plan lounge and dining kitchen, separate utility room and ground floor WC. Further benefits include driveway parking for three cars, a garage and a landscaped rear garden with a block-paved patio, lawn and raised seating area. Offered for sale with no upward chain, this excellent home is ideal for families and commuters alike. EPC=D

3



1



2







Approximate total area⁽¹⁾
 1010 ft²
 93.9 m²

Reduced headroom
 7 ft²
 0.7 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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

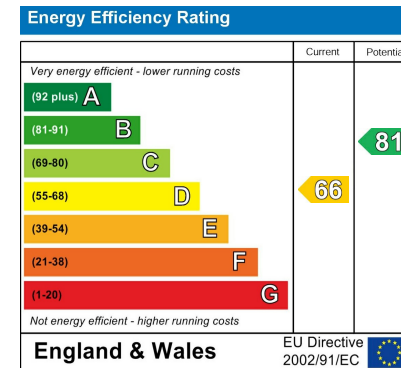
GIRAFFE360

LOCAL AUTHORITY

TENURE
Freehold

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only



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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