



Dennis Hall Road, Stourbridge

Offers Over £195,000

Features:

- Extended semi detached house
- Three bedrooms
- Lounge/diner
- Kitchen/utility extension
- Upstairs bathroom
- Attached store/garage
- Off road parking
- Epc rating E

Description:

An extended, three bedroom traditional semi detached house, with storage to side and off road parking in a pleasant residential road.

The layout is as follows: Decorative pvc door to front hallway, having stairs rising to first floor and under stairs storage cupboard. Excellent 32ft lounge/diner, extended to rear and laid with laminated floor throughout, an electric wall hung fire sits to the chimney breast and wall lights complement the dining area, sliding patio doors open to reveal the raised decking platform. Access to the kitchen is from the dining space, where wall and base units offer storage, inset sink to work surfaces, integrated fridge and dishwasher, as well as a five ring gas hob over the oven, a window is placed to side and an open space leads round to the utility extension, providing further work surfaces and cupboards, as well as plumbing for appliances behind cupboard doors, a second door leads outside. The light and airy landing leads to both main bedrooms, having fitted wardrobes and single bedroom three to front. A loft hatch is placed in bedroom two with wooden drop down ladder to storage space. A modern family bathroom sits at the rear, having tiling to walls and shower over a P shaped bath with fitted screen. Outside the substantial decking area has steps to the right onto a lawn, with tree screening at the rear and a timber shed for storage. The garage has been partitioned to provide two separate storage areas and also houses the combination boiler, just inside the up and over doors to front. The local area is most accessible for a good range of shops and supermarkets and bus routes will bring you within reach of Stourbridge town centre for further amenities including the railway stations.



Details:

Hall

Lounge/Diner

32' 0" x 11' 0" max (9.75m x 3.35m)

Kitchen

10' 0" x 6' 6" (3.05m x 1.98m)

Utility

9' 0" min x 7' 0" (2.74m x 2.13m)

Stairs rise to first floor

Bedroom 1

13' 5" x 9' 2" to wardrobes (4.09m x 2.79m)

Bedroom 2

10' 4" x 9' 8" to wardrobes (3.15m x 2.94m)

Bedroom 3

6' 9" x 6' 2" (2.06m x 1.88m)

Bathroom

6' 8" x 5' 5" (2.03m x 1.65m)

Store 1

8' 0" x 6' 0" (2.44m x 1.83m)

Store 2

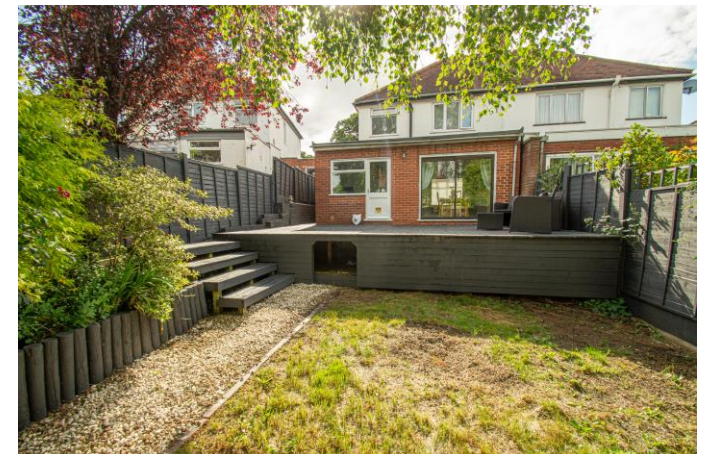
9' 0" x 7' 7" max (2.74m x 2.31m)

EPC Rating: E

Council Tax Band: B (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.



How can we help you?

Need a mortgage?

We recommend Morgan Financial Solutions. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 910 300, or visit their website for more information: www.morgans.co.uk

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

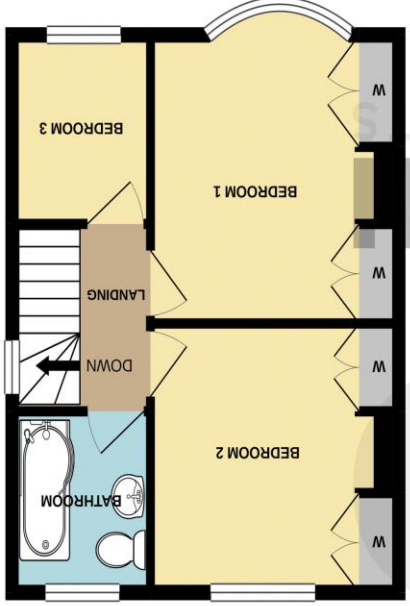
Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.

GROUND FLOOR
625 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 990 sq.ft. (91.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners and other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix, ©2020

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