



ADELPHI COURT ↑



The Promenade, Brierley Hill, Stourbridge

£132,000

Features:

- Charming, end of terraced home
- Two double bedrooms
- Excellent lounge
- Kitchen/diner
- Conservatory
- Impressive upstairs bathroom
- Courtyard garden with gated parking to rear
- EPC - D

Description:

A rather charming, two double bedroom, end of terraced home with rear parking.

The property is most well presented internally and briefly comprises: Initial hall with stairs to first floor landing and door leading into a rather generous lounge. This is a light and airy room which has a fire surround to support an electric plug in appliance, oak effect floor and door to the kitchen/diner. This is rather pretty room, having wall and display units over the work surfaces and to the alcove aside the fireplace, there is a gas hob with oven beneath and an inset sink. A useful under stairs cupboard houses the central heating boiler and additional storage space. Sliding patio doors lead from the dining area into a pleasant double glazed conservatory giving access to the garden.

Upstairs is given over to two double bedrooms, both with original decorative fireplaces. The impressive upgraded family bathroom has striking wall and floor tiling, as well as room for both a bath and a separate shower enclosure.

Outside: The front garden is accessed through an iron gate, is laid with mainly with loose stones for ease of maintenance. The rear courtyard garden has seating areas to the rear and side, both screened by fencing giving the occupier some privacy. Double gates to the far end lead to a parking space within the property boundary. Further benefits include: Gas central heating to radiators and double glazing.

The property is close to a primary school and Merry Hill Shopping Centre, with further amenities and supermarkets towards Brierley Hill, containing eating establishments, medical centre, leisure centre/gym and Spa within a main hotel chain.



Details:

Entrance Hall

Lounge

15' 4" x 12' 9" (4.67m x 3.88m)

Kitchen/Diner

16' 8" x 11' 10" max w (5.08m x 3.60m)

Conservatory

11' 0" x 8' 10" (3.35m x 2.69m)

Stairs rise to the first floor landing



Bedroom 1

15' 3" x 12' 8" (4.64m x 3.86m)

Bedroom 2

12' 0" x 8' 11" (3.65m x 2.72m)

Family Bathroom

8' 7" x 6' 7" (2.61m x 2.01m)



EPC Rating: D

Council Tax Band: A (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

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



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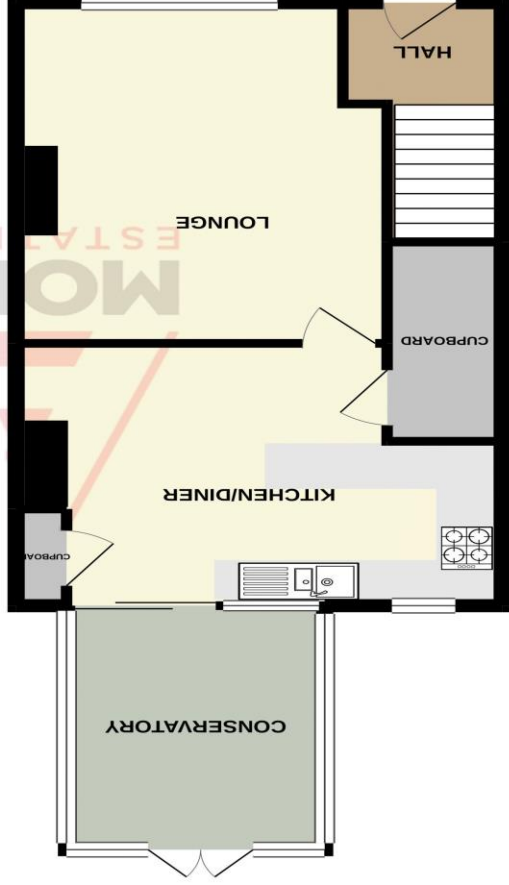
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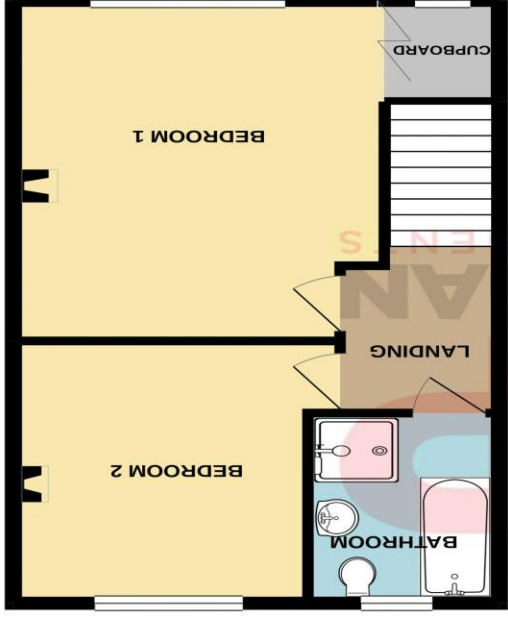
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GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1004 sq.ft. (93.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any 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 operating or efficiency can be given.
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