



Blake Hall Close, Stourbridge

Offers in the Region Of £320,000

Features:

- Detached property
- Four bedrooms
- Lounge and conservatory
- Kitchen, plus separate utility room
- Family bathroom, ground floor w.c.
- Garage and private driveway
- Delightful rear gardens
- Epc rating E

Description:

A most well presented four bedroom detached family home with a conservatory, set in a popular location in Brierley Hill.

The property sits back behind a 3 car block paved driveway leading to a double glazed porch, the internal rooms are laid out as such. Hallway with stairs to first floor and door gaining entry to the lounge. This has a electric fire to surround, bay window to front, laminated floor and access to the dining room, which then leads onto the most pleasant conservatory over looking the garden. Fitted kitchen, with a range of wall and base units, inset sink, slot in oven, under stairs pantry and door through to the utility room. This contains a separate ground floor w.c. , further sink to work surface, plumbing for appliances, and access doors to both the rear of the garage and pvc door to the garden.

The first floor accommodation is given over to pleasant modernised family bathroom, with glazed double doors enclosing the shower fixture over the bath, there is clever storage cupboard and shelving immediately to left, a sink, w.c. and feature wall tiling. The main bedroom offers both built-in and fitted wardrobes and features two windows to front making it a most light and air room. The remaining three bedrooms including single bedroom four also all have fitted wardrobes.

Outside to rear: The delightful garden is initially paved and has decorative railing and a gate closing off the lawn, the borders are planted with mature colourful shrubs and trees with a further paved seating area in front of tall hedging. Views can be gained in the left corner beyond the property over a large sports field/green space. A large timber shed and smaller tool store are also included.

Other benefits: Double glazing and gas central heating to radiators, electric controlled garage door and side entry gate.

The local amenities within reach are: Peters Hill Primary School, Thorne Community College, shops, supermarkets and takeaways, Lye railway station and good bus connections into Stourbridge town centre for further facilities.



Details:

Porch

Hall

Lounge

16' 7" into bay x 13' 9" max (5.05m x 4.19m)

Dining Room

10' 8" x 8' 5" (3.25m x 2.56m)

Conservatory

12' 0" x 9' 9" (3.65m x 2.97m)

Kitchen

10' 8" x 7' 5" (3.25m x 2.26m)

Utility

10' 6" max x 7' 10" (3.20m x 2.39m)

W.C.

Stairs rise to first floor

Bedroom 1

13' 9" max x 11' 6" max (4.19m x 3.50m)

Bedroom 2

13' 4" x 7' 10" (4.06m x 2.39m)

EPC Rating: E

Council Tax Band: D (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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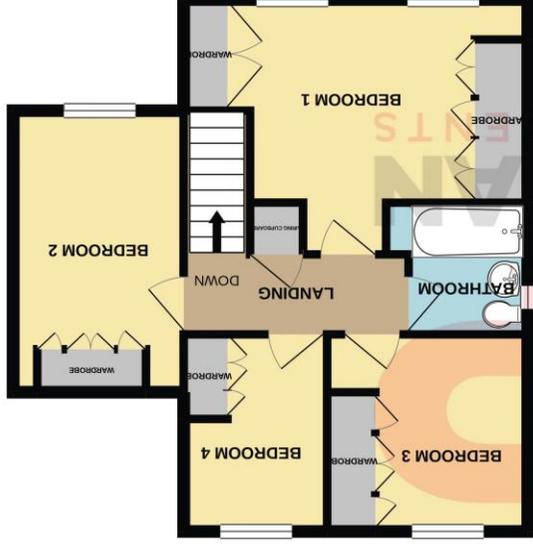
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GROUND FLOOR
729 sq.ft. (67.7 sq.m.) approx.



1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 1224 sq.ft. (113.7 sq.m.) approx.

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