



Heath Farm Road, Stourbridge
Offers in the Region Of £365,000

Features:

- Semi detached house
- Three bedrooms
- Extended kitchen/diner
- Lounge with bay window
- Family bathroom
- Rear garden with decking
- Double driveway and garage
- EPC - C

Description:

This extended and modernised three bedroom semi detached house, with ample downstairs living.

The property in brief: Entrance porch, entrance hall leading to the lounge, which benefits from a bay window. Following on is the extended kitchen/diner. The modern kitchen has a range of integrated appliances, including an AEG induction hob, two AEG self cleaning ovens and a dishwasher. There is also space for an American style fridge freezer. The kitchen also benefits from a breakfast bar and ample storage throughout. Lying open to the kitchen is the dining room, which can also be used as a sitting room. This has bi-folding doors to the rear decking, as well as Velux skylights. Off from the kitchen is the utility room, which has space for a washing machine and tumble dryer, as well as having a sink. Back through to the dining room, a hall follows leading to the WC and pedestrian access to the Garage. The kitchen, dining room and WC all benefit from underfloor heating.

Upstairs: Double bedroom one has a range of fitted wardrobes, while double bedroom two also has integrated storage. There is a further well-sized bedroom three. The family bathroom has a free standing bath, along with a separate shower cubicle.

Outside: To the rear is a decking area following on from the bi-folding doors. There is then a generous lawn area. To the front is a double driveway to provide ample parking, and a garage for further private parking or storage.

This property is ideally situated for families due to its close proximity to good local schooling of all ages. There are local shops and amenities nearby, with further shops and supermarkets being accessed in Stourbridge town. For commuters, there are road links to Merry Hill, Birmingham, the M5 and Kidderminster.



Details:

Porch

Entrance Hall

Lounge

13' 0" to bay x 12' 9" (3.96m x 3.88m)

Kitchen

11' 8" x 20' 8" (3.55m x 6.29m)

Dining Room

24' 2" x 9' 9" (7.36m x 2.97m)

Utility

12' 0" x 4' 7" (3.65m x 1.40m)

WC

4' 9" x 5' 9" (1.45m x 1.75m)

Bedroom One

11' 7" x 10' 8" (3.53m x 3.25m)

Bedroom Two

11' 9" x 10' 7" (3.58m x 3.22m)

Bedroom Three

8' 4" x 7' 9" (2.54m x 2.36m)

Bathroom

7' 9" x 7' 9" (2.36m x 2.36m)

Garage

16' 8" x 10' 1" (5.08m x 3.07m)

EPC Rating: C

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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Need a mortgage?

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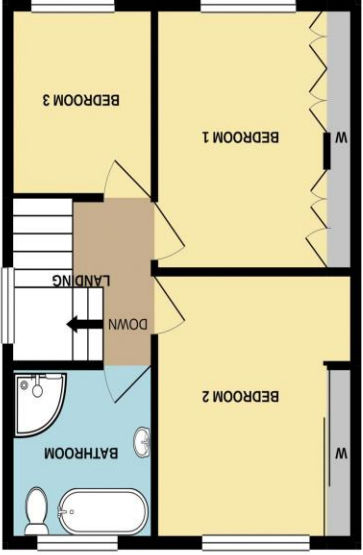
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GROUND FLOOR
948 sq.ft. (88.1 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.



While 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 error, 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 Heterox v2020

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