



Stour Valley Close, Brierley Hill

Offers Over £170,000

Features:

- No onward chain
- Semi detached house
- Three bedrooms
- Lounge/diner
- Kitchen and utility
- Garden with decking
- Driveway
- EPC - C

Description:

This three bedroom semi detached house with no onward chain. The property in brief: Utility room with space for a washing machine and tumble dryer, kitchen with integrated fridge, dishwasher and space for a cooker. The spacious lounge/diner has patio doors leading to the rear garden. There is also a downstairs WC. Upstairs, there is a generous bedroom one, double bedroom two and a further well proportioned bedroom three. The bathroom has a large bath and a wet-room shower. Further benefits of the property include a Worcester Bosch boiler and real wood flooring downstairs. Outside: The rear garden is decked over three tiers, ideal for patio furniture. To the front there is a driveway, and side access to the rear of the property. This property is ideally located for several local schools for all ages. There are local shops and amenities found in both Merry Hill and Stourbridge, and there is a local supermarket close by. For commuters, there are road links to Merry Hill, Stourbridge, Dudley, the M5 and Birmingham.



Details:

Utility Room

16' 2" x 7' 1" (4.92m x 2.16m)

Hall

Kitchen

10' 9" x 8' 9" (3.27m x 2.66m)

Lounge

11' 4" x 16' 7" (3.45m x 5.05m)

Diner

9' 5" x 16' 8" (2.87m x 5.08m)

WC

5' 0" x 5' 7" (1.52m x 1.70m)

Bedroom One

16' 7" x 10' 6" max (5.05m x 3.20m)

Bedroom Two

11' 7" x 9' 1" (3.53m x 2.77m)

Bedroom Three

8' 7" x 7' 3" (2.61m x 2.21m)

Bathroom

8' 9" max x 8' 5" max (2.66m x 2.56m)

EPC Rating:

Council Tax Band: (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 0121 809 9809, or visit their website for more information: www.morganfs.co.uk

Property to sell?

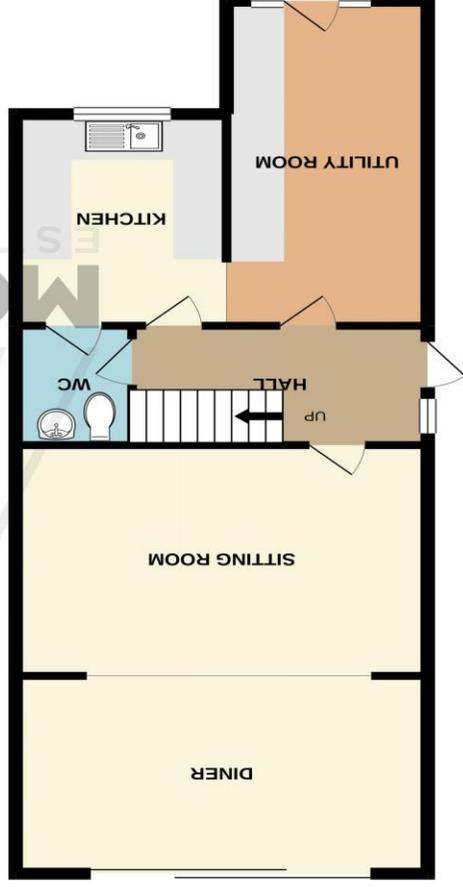
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

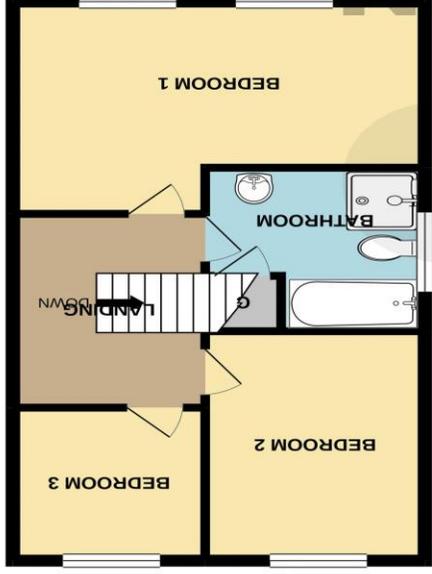
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Need a removal company and storage?

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
679 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.2 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 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.
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