



**AP**  
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For Sale  
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**South Avenue, Stourbridge**  
Offers in the Region Of £250,000



**Features:**

- A delightful middle terraced home
- Two double bedrooms
- Two reception rooms
- Kitchen, breakfast area and utility space
- Ground floor w.c.
- Stunning family bathroom
- Delightful rear garden
- Epc - D

**Description:** South Avenue is a highly sought after road in the popular Old Quarter area of Stourbridge. A thoughtfully preserved, two bedroom middle terraced home of fine character. Deceptively spacious with a tasteful interior and stunning rear garden. The layout briefly comprises: Entrance hallway with stairs to first floor and access to the pleasant front reception room. Main lounge, with gas fire to surround placed on a hearth, under stairs storage cupboard and new carpeting. A rear door leads into a useful utility area, having an original door to the entry way, plumbing for appliances and cloaks storage area to left, this space then opens out to the kitchen displaying a good range of white units, with wooden work surfaces over, inset white sink, gas hob, integrated oven beneath, a built-in dishwasher and fridge/freezer. A breakfast area sits beyond, with access to the ground floor w.c., and the garden via sliding patio doors. The first floor has a landing with room for book shelving, above this is the loft hatch with a pull-down ladder to a boarded storage area. The larger bedroom one overlooks the front, double bedroom two, has a storage cupboard off. A striking family bathroom sits aside, featuring a P shaped bath with mixer shower next to an opaque screen, there's a chrome towel radiator and the floor has been laid with patterned vinyl covering. Outside is a small walled front garden where hedging screen the refuse bins. The rear garden has been carefully laid out with pretty seating areas, thoughtful placement of shrubs and small trees to lawn edges, beyond which is a wooden archway opening to a further patio and access to a timber shed. The property has a modern gas central heating boiler to radiators and the windows are mostly fitted with double glazing. Locally there is a good range of shops, pubs and takeaways, a variety of schooling, Mary Stevens Park which is reasonably walk able, including the main town centre in Stourbridge.





**Details:**

**Entrance Hallway**

**Reception Room Two**

12' 4" x 10' 5" (3.76m x 3.17m)

**Main Lounge**

14' 0" x 12' 3" (4.26m x 3.73m)

**Utility Area**

6' 5" x 5' 6" both max (1.95m x 1.68m)

**Kitchen Space**

10' 7" x 7' 4" (3.22m x 2.23m)

**Breakfast Area**

7' 7" x 6' 8" (2.31m x 2.03m)

**Ground floor w.c.**

**Stairs to first floor landing**

**Bedroom 1**

13' 7" x 12' 4" (4.14m x 3.76m)

**Bedroom 2**

12' 3" x 8' 2" min w (3.73m x 2.49m)

**Family Bathroom**

8' 6" x 7' 10" (2.59m x 2.39m)

**EPC Rating:**

**Council Tax Band:** C (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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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.

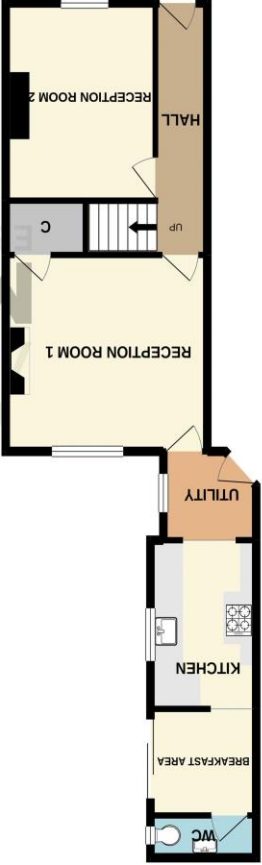
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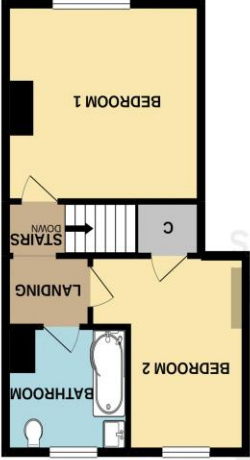
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GROUND FLOOR  
558 sq. ft. (51.8 sq.m.) approx.



1ST FLOOR  
407 sq. ft. (37.8 sq.m.) approx.



While every attempt has been made to ensure the accuracy of the footprint contained herein, 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.  
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