



Dawn Close, Stourbridge
Offers in the Region Of £339,950

Features:

- A 4-bedroom detached property
- Large lounge
- Kitchen diner
- 4 double bedrooms
- Bathroom, en-suite, and guest W.C.
- Off-road parking & garage
- Gas C.H. & double glazing
- EPC - C

Description:

A very well presented modern 4 bedroom detached house in the Wollaston area, well placed for local shops, schools, amenities, Stourbridge town centre, its bus and rail stations, and commuter routes across the conurbation.

The property briefly consists: entrance hall, guest W.C., large dual aspect lounge with french doors to the rear garden, a through kitchen/diner having matching units and cupboards, inset sink and drainer, integrated gas hob and over, dish washer and fridge freezer. Off the kitchen is a utility room giving space for further appliances.

Upstairs presents 4 double bedrooms, the Master having an en-suite shower room with toilet and basin, bedroom 3 and 4 have built-in wardrobes, and the main 3-piece bathroom with shower over the bath.

Outside to the rear is a driveway providing off-road parking for up to three cars and access to the garage. There is a door to the rear garden which is fully enclosed and has lawn, a brick-built BBQ, and a pedestrian access to the garage. The property further benefits from gas central heating and double glazing.



Details:

Entrance Hall

Lounge

19' 8" x 11' 4" (5.99m x 3.45m)

Kitchen/Diner

19' 8" max x 11' 8" max (5.99m x 3.55m)

W.C.

Master Bedroom

11' 7" x 11' 2" (3.53m x 3.40m)

En-suite

Bedroom 2

12' 0" x 9' 8" (3.65m x 2.94m)

Bedroom 3

9' 9" x 8' 2" to Wardrobe (2.97m x 2.49m)

Bedroom 4

8' 3" x 8' 0" to wardrobes (2.51m x 2.44m)

Bathroom

6' 7" x 6' 2" (2.01m x 1.88m)

Garage

19' 7" x 9' 8" (5.96m x 2.94m)

EPC Rating: C

Council Tax Band: E (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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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?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

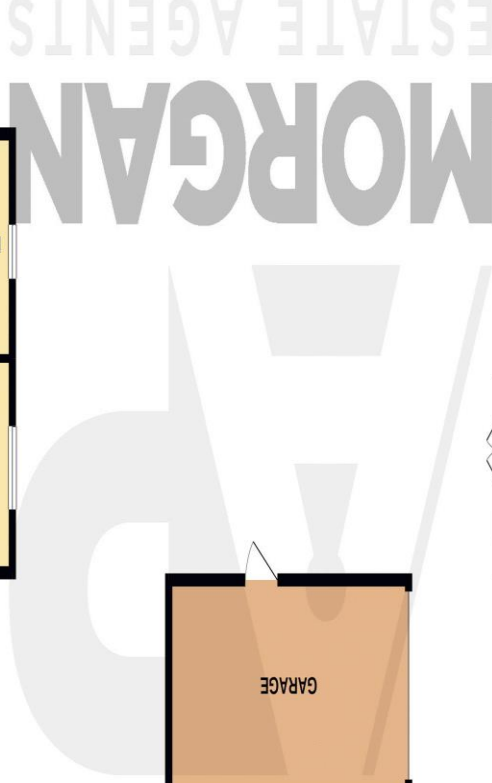
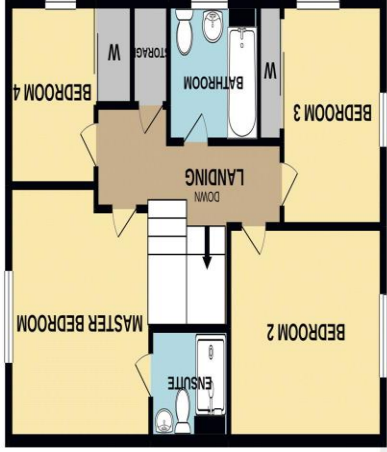
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GROUND FLOOR
780 sq.ft (72.5 sq.m.) approx.



1ST FLOOR
599 sq.ft (55.7 sq.m.) approx.



TOTAL FLOOR AREA: 1379 sq.ft (128.1 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 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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