



Whitney Avenue, Stourbridge
Offers in the Region Of £260,000

Features:

- Semi detached house
- Three spacious bedrooms
- Through lounge/diner
- Fitted kitchen
- Side lean-to storage
- Refitted ground floor w.c.
- Bathroom and separate upgraded w.c.
- Garage (block to side). Epc rating E

Description:

Occupying a most pleasant small cul-de-sac, this three bedroom semi detached house features a driveway and a separate garage.

The layout briefly comprises: Double glazed porch leading to the hallway, with access to a refitted ground floor w.c. The lounge/diner has a coal effect fire to surround, large window to front, mirror to wall and a wide opening leading to the dining area. This has sliding patio doors to the garden and door off to the kitchen. This features an inset sink, space for a slot in oven, useful pantry, plumbing and rooms for appliances, door to side lean-to store and a door returning to hallway.

The first floor is given over to three spacious bedrooms, all with fitted wardrobes. The separate w.c. has also been upgraded and the bathroom has an electric shower over the bath. Outside: The rear garden is laid mainly with paving for easier maintenance, having raised borders and some dwarf walling, there is also a timber shed. Two car parking is situated to the front driveway and additional communal parking sits aside. A useful garage is included to the left of the property, which is situated to the middle of a block. The property benefits from double glazing, gas central heating to radiators and a drop down ladder from its loft hatch, leading to the mostly boarded loft storage.

Locally the property is easily walk able into Wollaston High Street, popular for its good range of shops, pubs, supermarkets and takeaways. Stourbridge town centre is only a short drive away for the main shopping centre, leisure facilities, as well as the bus, railway station and excellent schooling.



Details:

Porch leading to hallway

Ground floor w.c.

Lounge

15' 8" x 10' 8" (4.77m x 3.25m)

Dining Area

11' 3" x 8' 3" (3.43m x 2.51m)

Fitted kitchen

10' 3" x 8' 3" (3.12m x 2.51m)

Bedroom 1

13' 2" x 10' 2" (4.01m x 3.10m)

Bedroom 2

12' 5" x 8' 10" min w (3.78m x 2.69m)

Bedroom 3

10' 0" x 6' 5" inc wardrobe (3.05m x 1.95m)

Bathroom

5' 7" x 4' 10" (1.70m x 1.47m)

Separate w.c.

Garage in separate block

EPC Rating: E

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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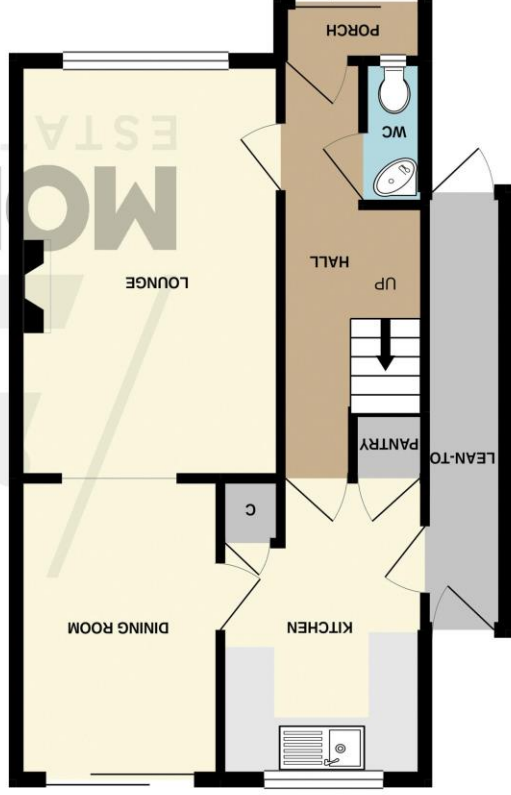
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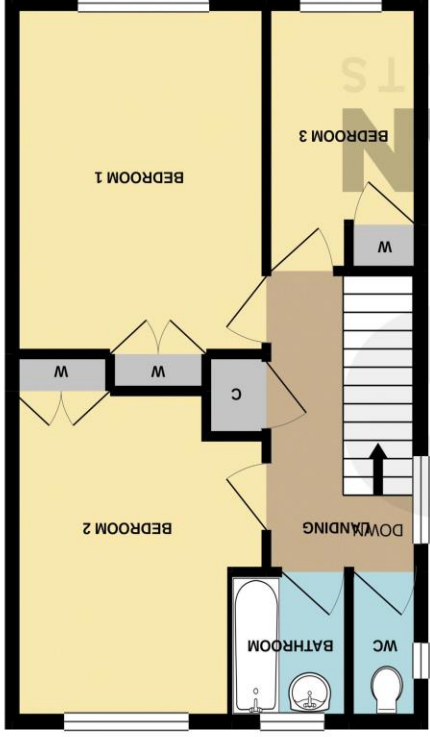
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GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 949 sq.ft. (88.1 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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