



Mount Road, Stourbridge
Offers in Excess of £325,000

Features:

- Period semi detached house
- Three bedrooms
- Three reception rooms
- Kitchen with utility space
- Family bathroom
- Stunning rear garden and conservatory
- Double parking and garage
- EPC - TBC

Description:

This three bedroom family home, deceptive in size and with a generous double garage and further off-road parking.

The property in brief: Entrance hall, lounge with a log burner, lying open to the study area. Following on is the dining room with access to the rear garden. The kitchen benefits from an integrated fridge, gas hob and an oven, as well as space for a dishwasher. To the rear of the kitchen is a utility offering space for a washing machine and a freezer. Back through to the spacious conservatory which then leads to the sitting room, benefiting from a bay window with wooden panelling below, period fire surround and built-in alcove cupboards and shelving. There is also a cellar running under the sitting room offering further storage space.

Upstairs: Bedroom one is extremely generous in size, with the added benefit of an integrated built-in wardrobe as well as a further step-in wardrobe. Bedrooms two and three are also double in size. The family bathroom has a bath with an overhead shower and a bidet.

Outside: The rear garden has been well maintained and has a patio area leading to the lawn. Following on is a further lawn area surrounded by trees and featuring a pond. There is also access through to the separate garage. The double garage is very generous in size, and also has an office upstairs. There could be potential to convert this space into a work from home facility/separate annex, subject to the relevant planning permission. To the front of the garage is a gravel driveway for two cars, with gated access for added security.

This property is ideally located for families due to its close proximity to good local schooling for all ages, including sixth forms. Stourbridge town provides a range of shops and amenities, including supermarkets. For commuters, there is road access to Birmingham, the M5 and Merry Hill, as well as nearby Stourbridge Interchange, which provides bus routes to Birmingham and Merry Hill, and a rail link to Stourbridge Junction.



Details:

Entrance Hall

Lounge

12' 8" x 12' 9" (3.86m x 3.88m)

Study

10' 1" x 8' 8" (3.07m x 2.64m)

Dining Room

14' 1" max x 10' 8" max (4.29m x 3.25m)

Kitchen

12' 5" x 8' 8" (3.78m x 2.64m)

Conservatory

13' 8" x 9' 3" (4.16m x 2.82m)

Sitting Room

13' 9" to bay x 11' 2" (4.19m x 3.40m)

Cellar

11' 1" x 12' 0" (3.38m x 3.65m)

Bedroom One

12' 7" x 13' 3" (3.83m x 4.04m)

Bedroom Two

12' 4" x 10' 8" (3.76m x 3.25m)

Bedroom Three

9' 8" x 10' 8" (2.94m x 3.25m)

Bathroom

10' 1" x 8' 7" (3.07m x 2.61m)

Garage

19' 6" x 26' 2" (5.94m x 7.97m)

Office

11' 4" x 9' 5" (3.45m x 2.87m)

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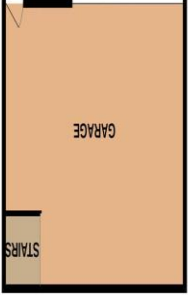
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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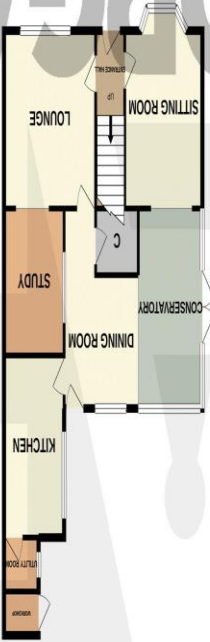
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GROUND FLOOR
1385 sq ft (127 sq m) approx.



GROUND FLOOR
2240 sq ft (208 sq m) approx.

TOTAL FLOOR AREA: 2240 sq.ft. (208.1 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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FIRST FLOOR
706 sq ft (65.5 sq m) approx.

