



**Bracken Park Gardens, Stourbridge**  
Offers in the Region Of £179,950



**Features:**

- Canal side end of terraced home
- Two bedrooms
- Living room
- Breakfast kitchen
- Heated dining conservatory
- Neat gardens
- two car parking
- Epc rating C

**Description:**

A truly delightful and most well presented, two bedroom modern canal side end of terraced home.

The property has a two car driveway with gate leading to the landscaped rear garden, the frontage faces the canal and is accessed via a paved walkway.

The internal layout is as follows. Entrance hall, with radiator, cloak hooks to side, exterior cupboard to front with room for a tumble dryer. The pleasant living room has stairs to first floor, window to front, grey carpeting and a fire surround. The breakfast kitchen offers an inset sink beneath the window, gas hob over a double oven, larder unit, breakfast shelf and glazed pvc door opening to the dining/conservatory. This is heated by a radiator, is tiled to the floor and has double doors leading onto the garden.

The first floor offers two delightful bedrooms and a recently replaced family bathroom, set out with a mixer shower over the bath tub, white/grey sink, and wall tiling. Outside the rear garden has been landscaped with paving, patio, lawn and wood sleepers to the borders, there is also a timber shed. The front garden is walled to side and front offering a pleasant courtyard space to view the canal basin. Tow path walks are easily accessible from the property. The windows have been replaced and the combination central heating boiler feeds the radiators.

Locally the property is reachable for shops, pubs, supermarkets and takeaways, as well as bus routes for the town centre, viewing is most highly recommended to appreciate the quite unique location.





**Details:**

**Entrance Hall**

**Living Room**

15' 1" x 12' 6" (4.59m x 3.81m)

**Breakfast Kitchen**

12' 6" x 8' 6" (3.81m x 2.59m)

**Heated Dining Conservatory**

11' 3" x 10' 5" (3.43m x 3.17m)

**Stairs rise from lounge to landing**

**Bedroom 1**

12' 6" x 8' 3" (3.81m x 2.51m)

**Bedroom 2**

12' 6" x 7' 2" (3.81m x 2.18m)

**Family Bathroom**

7' 3" x 6' 0" (2.21m x 1.83m)

**EPC Rating:** C

**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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