



Grove Road, Stourbridge
Offers in the Region Of £169,950

Features:

- Well-presented semi-detached house
- Three good sized bedrooms
- Contemporary kitchen/diner with log burner
- Lounge with feature gas fireplace
- Conservatory & family bathroom
- Sizable rear garden, front lawn and driveway
- Close to open countryside and stunning views to the rear
- EPC - D

Description:

A well-presented, three-bedroom, semi-detached family home boasting a refitted kitchen, conservatory, and stunning countryside views to the rear. An excellent opportunity for first time buyers. In brief the property comprises: entrance porch, hallway with bespoke fitted under stairs storage cupboards, lounge with feature gas fireplace and bay window, contemporary refitted kitchen/dining/family room offering a log burner and space for washing machine, tumble dryer, tall fridge freezer and free standing cooker, the well-proportioned conservatory to the rear offers access through to the rear garden. Upstairs the first-floor landing establishes a family bathroom with shower over bath double bedrooms one and two both with fitted wardrobe storage and a well-sized bedroom three also providing integrated wardrobe. The rear of the property enjoys initial patio space to a lawn, well established planted borders, timber shed and greenhouse, a side access gate allows entry to the front driveway offering parking for up-to three cars and a further lawn. Further benefits include recently replaced porcelain flooring throughout the hallway and kitchen/diner, refitted carpets upstairs, fully boarded loft space with pull down ladder and additional loft hatch in second bedroom, Worcester Bosch boiler fitted last year, gas central heating and double glazing. Well situated to offer ease of access to local amenities nearby such as various shops, good transport links and open countryside walks, the property is also ideally placed for commuting to Stourbridge, Halesowen and surrounding areas. With Stourbridge train station within 1.5 miles offering links into Birmingham city centre Worcester, Kidderminster and further afield.



Details:

Entrance Porch

Hallway

Lounge

10' 9" x 12' 9" (3.27m x 3.88m) max

Kitchen/Sitting/Dining Room

19' 2" x 9' 4" (5.84m x 2.84m) max

Conservatory

9' 7" x 9' 3" (2.92m x 2.82m) max

First Floor Landing

Bedroom One

9' 6" x 10' 6" (2.89m x 3.20m)

Bedroom Two

11' 0" x 12' 2" (3.35m x 3.71m) max

Bedroom Three

7' 8" x 10' 1" (2.34m x 3.07m) max

Bathroom

5' 4" x 5' 7" (1.62m x 1.70m)

EPC Rating: D

Council Tax Band: B (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on
01384 319 400.



How can we help you?

Need a mortgage?

We recommend Morgan Financial Solutions. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 910 300, or visit their website for more information: www.morganfs.co.uk

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.

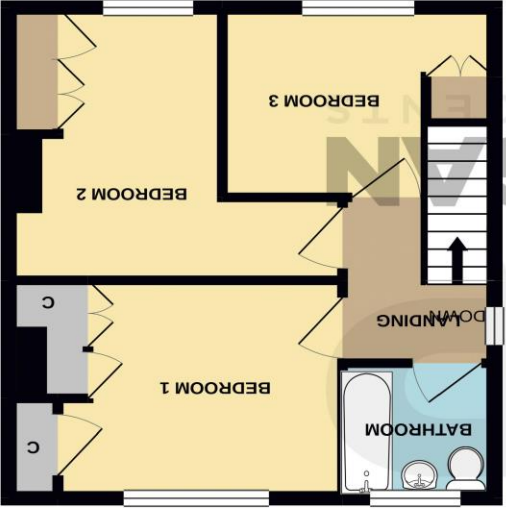
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GROUND FLOOR
482 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 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 not 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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