



**Grampian Road, Stourbridge**  
Offers Over £185,000



**Features:**

- Well-presented semi-detached house
- Three bedrooms
- Lounge with feature fireplace
- Kitchen
- Family bathroom
- Generous rear garden
- Block paved driveway & integral garage
- EPC - TBC

**Description:**

A beautifully presented, three-bedroom, semi-detached house, offering potential to extend the ground floor living space into the garage to the side. The property is situated in a popular location of Amblecote within reach of Stourbridge town centre. In brief the interior of the property comprises, entrance hallway with storage cupboard and stairs rising to the first floor landing, spacious lounge with feature coal effect gas fireplace having downlighting, door to the rear garden and large window looking out to the rear, a well-proportioned kitchen offering a range of fitted wall and base units inset sink with separate drainer and space for fridge, free standing cooker and washing machine. An internal door gives access through to the garage which benefits from fitted electrical sockets and lighting while allowing space for further appliances. Upstairs the first-floor landing accommodates a generous bedroom one having fitted wardrobe unit, double bedroom two, further single bedroom three and a stylish family bathroom offering bathtub with overhead shower. Additional benefits include replaced front door and window in the lounge (approximately 12 months old) Boiler replaced approximately 3 years ago, all rear fencing replaced approximately 2 years ago, gas central heating and double glazing throughout. The rear of the property enjoys a generous split-level garden, offering initial patio space side access gate and steps leading upto lawns and well-stocked planted borders. The front of the property provides a block paved driveway for off-road parking and access to the garage. Located within a popular area of Amblecote with a short distance to Stourbridge Town offering a variety of leisure facilities, shopping eateries, along with bus and rail links into Merry Hill shopping centre, Birmingham, Worcester, Kidderminster and further afield.





## Details:

### Entrance Hallway

### Lounge

11' 3" x 16' 0" (3.43m x 4.87m)

### Kitchen

13' 3" x 7' 5" (4.04m x 2.26m)

### Integral Garage

17' 11" x 8' 10" (5.46m x 2.69m)

### First Floor Landing

### Bedroom One

11' 6" x 13' 8" (3.50m x 4.16m) to front of wardrobes

### Bedroom Two

9' 5" x 9' 2" (2.87m x 2.79m)

### Bedroom Three

9' 5" x 6' 5" (2.87m x 1.95m)

### Bathroom

7' 8" x 5' 4" (2.34m x 1.62m)

### EPC Rating:

**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](http://www.morganfs.co.uk)

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TOTAL FLOOR AREA: 891 sq.ft. (82.8 sq.m.) approx.

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