



**Sutton Street, Stourbridge**  
Offers in the Region Of £159,950



**Features:**

- End of terrace house
- Two bedrooms
- Lounge/diner
- Modern kitchen
- Two en-suites
- Rear garden
- Driveway
- EPC - D

**Description:**

This two bedroom end of terrace house with no onward chain. The property in brief: Entrance hall with downstairs WC for guests, followed on by the modern kitchen, which has an integrated fridge, freezer, gas hob and an oven, as well as space for a washing machine. Double doors lead through to the lounge/diner, which is spacious in size and has a recently re-fitted sliding patio door. Upstairs: Both bedrooms are double in sizing, with sliding door wardrobes to both. Both bedrooms also benefit from separate en-suites with shower cubicle. There is also a storage cupboard to the landing. Outside: The rear garden has a patio area followed on by lawn, with a shed to the end. To the front is a driveway for off-road parking. This property is situated close to commuting routes to Stourbridge, Merry Hill and Wolverhampton. There are local shops and amenities to hand, with further shops and supermarkets being accessed in Stourbridge, Kingswinford and Wordsley. There are local schools within close proximity for all ages.



## Details:

### Entrance Hall

### Kitchen

12' 8" x 9' 8" (3.86m x 2.94m)

### Lounge/Diner

12' 7" x 13' 4" (3.83m x 4.06m)

### WC

4' 8" x 3' 1" (1.42m x 0.94m)

### Bedroom One

10' 0" x 13' 4" (3.05m x 4.06m)

### En Suite 1

5' 0" x 4' 8" (1.52m x 1.42m)

### Bedroom Two

9' 1" x 13' 4" (2.77m x 4.06m)

**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 0121 809 9809, or visit their website for more information: [www.morganfs.co.uk](http://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.

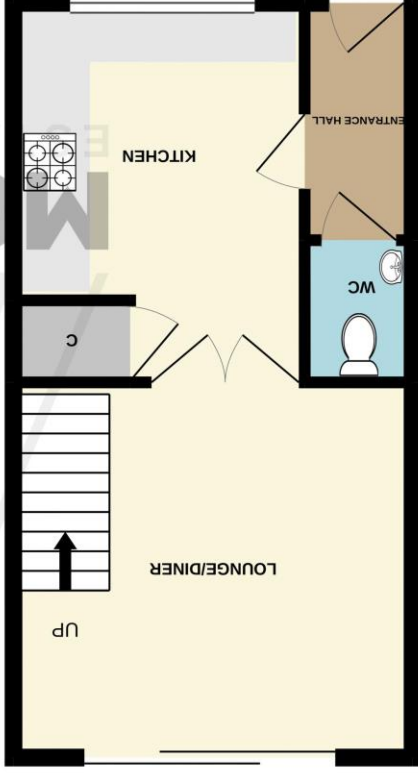
### Need a solicitor?

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.

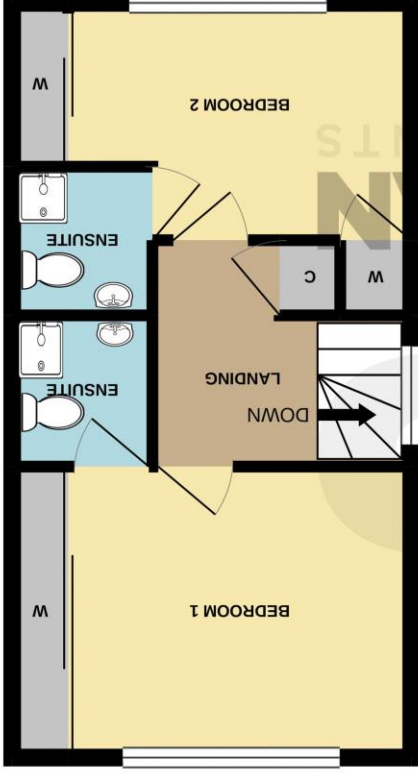
### Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cube removals.co.uk](http://cube removals.co.uk), to arrange a survey.

GROUND FLOOR  
336 sq.ft. (31.3 sq.m.) approx.



1ST FLOOR  
336 sq.ft. (31.3 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. 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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