



**Grampian Road, Stourbridge**  
Offers in the Region Of £195,000



**Features:**

- Beautifully presented semi-detached house
- Three bedrooms
- Generous lounge
- Stylish kitchen
- Family bathroom
- Landscaped rear garden
- Block paved driveway & garage store
- EPC - TBC

**Description:**

A beautifully presented, three-bedroom, semi-detached house, complete with integral garage. Situated in a popular location of Amblecote within reach of Stourbridge town centre. The interior of the property briefly comprises, entrance hallway with storage cupboard and stairs rising to the first-floor landing, spacious lounge with feature fireplace, door to the rear and large window offering a garden outlook, a well-proportioned refitted kitchen boasting a range of stylish fitted wall and base units with solid wood worktops, inset sink, integrated double oven with gas hob and extractor hood over, integrated dishwasher along with space for additional appliances. An internal door gives access through to the garage which benefits from fitted electrical sockets, lighting and plumbing allowing space for further appliances. Upstairs the first-floor landing accommodates a sizable double bedroom one, double bedroom two, further single bedroom three and a stylish family bathroom offering bathtub with overhead shower. Additional benefits include replaced composite front door, boarded loft space with fitted ladder, gas central heating and double glazing. The rear of the property enjoys a landscaped split-level garden, offering initial patio space with timber BBQ shelter, side access gate and steps leading up to a low maintenance gravelled area with timber shed store. 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' 5" x 15' 9" max (3.48m x 4.80m)

**Kitchen**

13' 2" x 8' 4" (4.01m x 2.54m)

**Garage**

17' 7" x 8' 1" (5.36m x 2.46m)

**First Floor Landing**

**Bedroom One**

11' 6" x 15' 9" (3.50m x 4.80m) max

**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' 9" x 5' 4" (2.36m 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.



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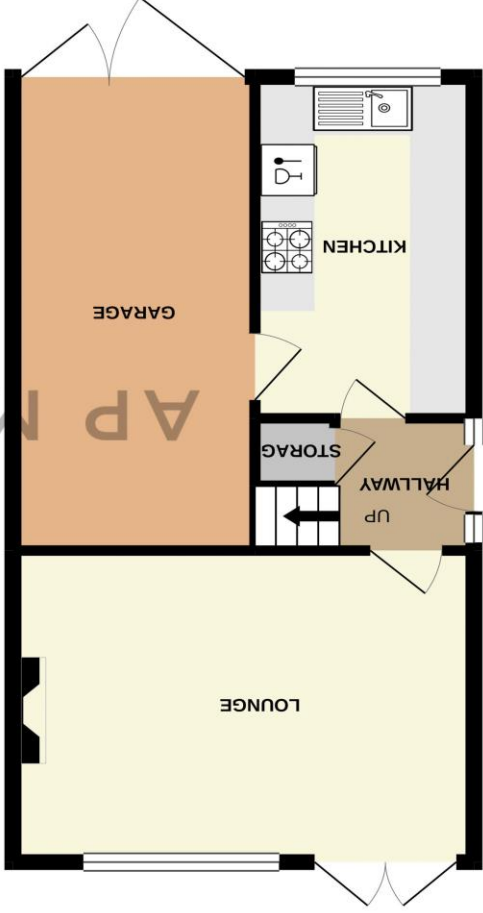
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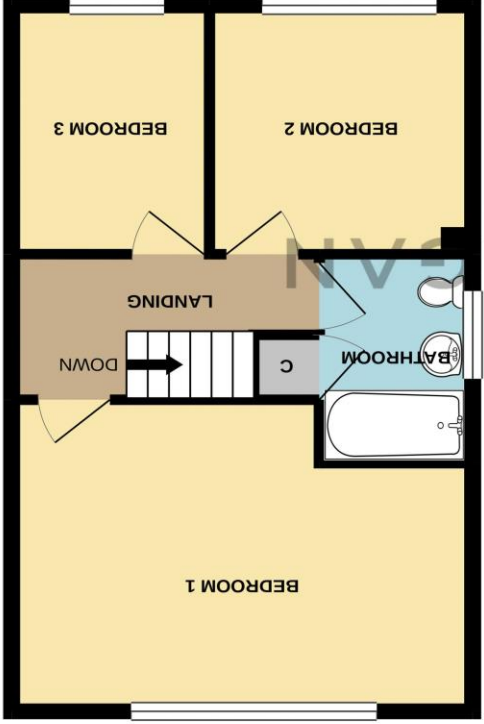
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GROUND FLOOR  
(43.5 sq.m.) approx.



1ST FLOOR  
(39.3 sq.m.) approx.



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