



**Worcester Street, Stourbridge**  
Offers Over £375,000





**Features:**

- Detached house
- Four bedrooms
- Parking to rear
- Family bathroom and en suite
- Lounge and dining room
- Modern kitchen
- Rear garden
- EPC D

**Description:**

A four bedroom detached house, finished to a high standard throughout, ideal for families due to its close proximity to local schools, parks and amenities. This property has been recently extended and also benefits from a secure, private parking space to the rear.

The property in brief: Entrance porch, entrance hall, extremely spacious lounge with log burner fire, bay window and French patio doors to the rear garden, allowing for plenty of natural light. Back through to the dining room, which also benefits from a fireplace and bay window. The kitchen/breakfast room has been extended and modernised, and has a double oven, electric hob, integrated dishwasher, plenty of cupboard storage and drawers as well as space for a washing machine, dining table and American style fridge/freezer. The kitchen also has French patio doors to the rear garden, ideal for entertaining in the summertime. Upstairs: The master bedroom has the opportunity to place a fitted/walk-in wardrobe, and leads onto the en-suite which has a walk in shower. Double bedroom two has plenty of space for a bed and additional bedroom storage, and there are two further well-proportioned bedrooms to the back of the property. The family bathroom has a bath and overhead shower.

Outside: To the rear, there is access to the parking space, which has secure gates and also offers space for a shed for storage. The garden is easy to maintain as it has a large patio area, and a small lawn to the end. To the front, the tiered garden is most impressive with steps leading to the front of the property. This property is ideally located for families, offering several schools and colleges for all ages nearby. Mary Steven's park is within close proximity, offering a children's play area and cafe. Stourbridge Town Centre is easily accessible for local shops, eateries and supermarkets. For commuting, Stourbridge Junction is just over one mile away with rail links to Birmingham and Worcester, and Stourbridge ring road is close by offering road access to Birmingham, Merry Hill and the M5.





**Details:**

**Entrance Porch**

**Entrance Hallway**

**Lounge**

23' 6" into bay x 13' 10" (7.16m x 4.21m)

**Dining Room**

14' 6" into bay x 10' 2" (4.42m x 3.10m)

**Kitchen/Breakfast Room**

18' 2" x 9' 1" (5.53m x 2.77m)

**Master Bedroom**

12' 10" x 11' 4" (3.91m x 3.45m)

**En Suite**

6' 8" x 5' 0" (2.03m x 1.52m)

**Bedroom Two**

11' 9" x 10' 1" (3.58m x 3.07m)

**Bedroom Three**

10' 0" x 8' 7" (3.05m x 2.61m)

**Bedroom Four**

9' 1" x 6' 4" (2.77m x 1.93m)

**Bathroom**

5' 6" x 6' 3" (1.68m x 1.90m)

**EPC Rating: D**

**Council Tax Band: D** (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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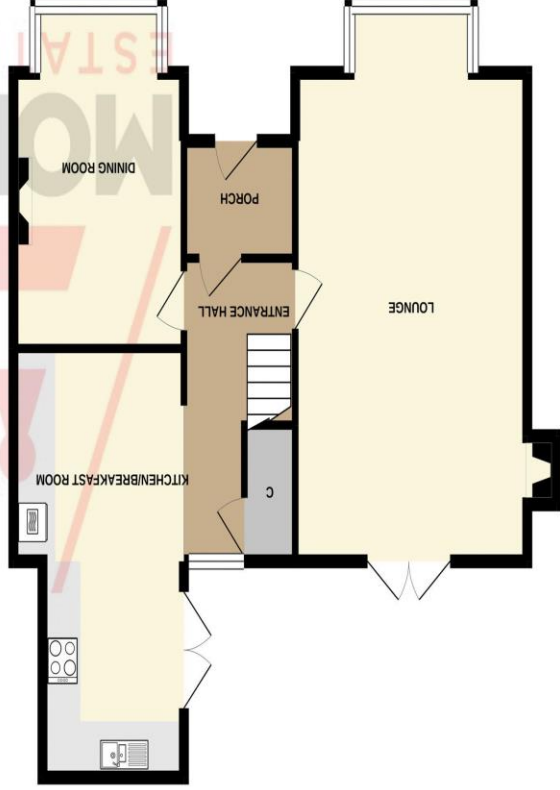
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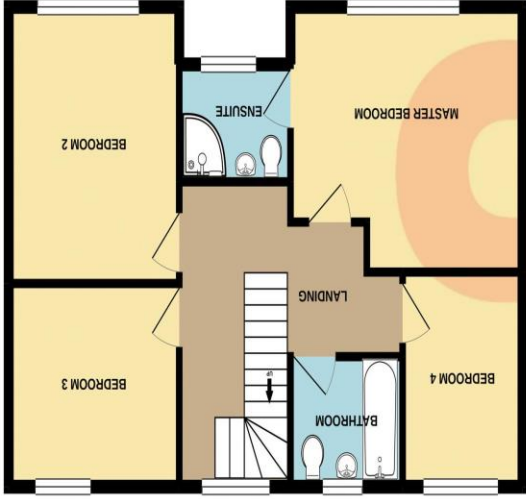
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GROUND FLOOR  
739 sq. ft. (68.6 sq. m.) approx.



1ST FLOOR  
606 sq. ft. (56.3 sq. m.) approx.



MORGAN  
ESTATE AGENTS

TOTAL FLOOR AREA : 1345 sq. ft. (125.0 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 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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