



**Cleveland Street, Stourbridge**  
Offers Over £275,000



**Features:**

- A Substantial Double Fronted Period Property
- 3-5 Bedrooms of Multi Purpose
- Lounge, Sitting Area and Dining Space
- Kitchen Extension & Cellar
- Sun lounge & conservatory (both heated)
- Ground floor Wet Room & generous Family Bathroom
- Mature long garden with sun decking
- Parking to front for one car

**Description:**

. \*\*\* BEING OFFERED WITH NO ONWARD CHAIN!\*\*\*

A rather unique double fronted Victorian Semi Detached property, featuring a rear extension and side annex of multipurpose use. Well placed in The Old Quarter for Stourbridge Town Centre amenities as well as Wollaston local shops, two primary schools and accessible for the bus and railway stations centrally, as well as several parks. An attractive proposition is the OFF ROAD PARKING FACILITY with space to front for one car

The layout briefly comprises: Entrance Hall with character modern front door and stairs to first floor. The sitting room then leading into the dining area, has an open chimney, original decorative ceiling rose and French doors into the rear conservatory. The Lounge to the left of the property has retained its original fireplace and over looks to front, there is also a door leading down to the cellar. The Kitchen extension, offers a range of units, inset sink, slot in oven and space for appliances, a stable door then leads out to a pleasant Sun Lounge and the extensive Conservatory, both with central heating radiators. The connecting Annex, comprises: Two rooms with wet room between (containing plumbing for utility equipment), making an ideal ground floor bedroom space or an office facility.

Upstairs is given over to a larger than average Family Bathroom, containing a Jacuzzi style bath, new wall tiles and floor covering. Bedroom One has a storage cupboard over the stairs, the remaining Two Bedrooms have been painted out and both are considered to be double rooms. Outside: Has a larger than average garden, laid initially with a raised decking platform containing a purpose built bbq, the rest is laid mainly with lawn and tree planting, there is also a shed. Viewing is highly advised to appreciate this special property.



**Details:**

**Entrance Hall**

**Lounge**

12' 2" x 11' 6" (3.71m x 3.50m)

**Sitting Area**

12' 3" x 10' 0" (3.73m x 3.05m)

**with archway to Dining Area**

10' 6" x 7' 10" (3.20m x 2.39m)

**Fitted kitchen**

14' 6" x 9' 0" (4.42m x 2.74m)

**Sun Lounge**

11' 9" x 8' 9" (3.58m x 2.66m)

**Conservatory**

17' 5" x 11' 9" (5.30m x 3.58m)

A door leads off the sun lounge into what has been used as an Annex comprising:

**Bedroom 4**

11' 5" x 8' 0" (3.48m x 2.44m)

**Wet Room between, with utility plumbing**

**Bedroom 5/ Study**

11' 0" x 9' 4" (3.35m x 2.84m)

**EPC Rating:**

**Council Tax Band:** (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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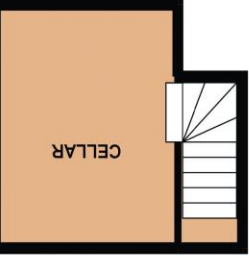
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## Need a solicitor?

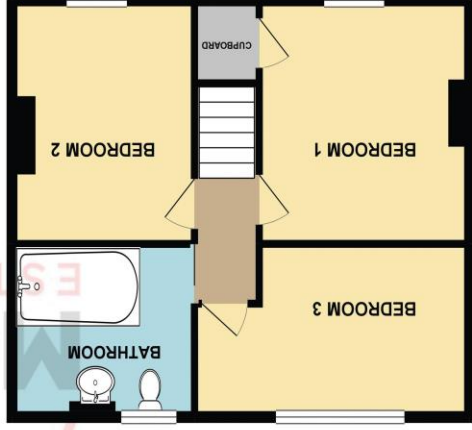
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BASEMENT 151.69 sq. ft.  
(14.09 sq. m.)



1ST FLOOR 520.26 sq. ft.  
(48.33 sq. m.)



GROUND FLOOR 1087.55 sq. ft.  
(101.04 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any 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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TOTAL FLOOR AREA : 1759.50 sq. ft. ( 163.46 sq. m. ) approx.

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