



Stuarts Green, Stourbridge
Offers In The Region Of £575,000

Features:

- 4/5 bedroom Premier Family Home off Bromwich Lane
- Lounge, Separate Dining room/bed 5. Heated conservatory
- Fully fitted Kitchen/Diner with granite work surfaces & appliances
- Utility Room
- Master Bedroom & En-Suite
- 3 Further Double Bedrooms
- Most pleasant mature front and rear Gardens
- Garage & Off road parking for multiple cars

Description:

A fine example of a FOUR/FIVE DOUBLE BEDROOM, Detached Premier Property, set in a rather desirable location between Hagley and Old Swinford, off Bromwich Lane. Close to open fields for public foot paths, reachable for all of the Hagley Schools, Hagley Train Station, Stourbridge Golf Club, two railway stations, local shops and eating establishments, as well as express supermarkets and individual shops along the A491 into Stourbridge. The welcoming interior has a flexible arrangement which may suit a growing family, with the layout briefly comprising: Reception Hallway, large enough to accommodate an under stairs study space with fitted units. Guest cloak room with alcove providing space for shelving. Dining Room to front (currently utilised as bedroom 5). Excellent spacious Lounge, having coal effect feature fireplace, window and double doors flanked by further windows opening into the conservatory. This is heated by a radiator, is double glazed and has doors leading onto the garden. Impressive Kitchen/Diner, featuring granite work surfaces with integrated sink, a range oven with 5 gas rings to hob surface, integrated dishwasher, wine cooler, pull out storage facilities, soft close doors and double doors onto the patio area. A further door leads into the utility room with sink, and ample storage cupboard and exit door to the side of the property. The light and airy landing has window to front and doors to following rooms: Larger than average Master Bedroom with bay window to front, an array of fitted wardrobes and dressing table to corner. The connecting En-Suite has white fittings, a walk-in shower enclosure and grey fitted units incorporating the sink and w.c., and lit wall mirror. Bedrooms two and three also doubles have matching fitted wardrobes and units, and bedroom four is a further ample double room. The house Bathroom has a white suite and separate shower enclosure as well as fitted units similar to the en-suite. Outside: The rear garden is screened by trees, is laid mainly with lawn beyond the patio area, a timber tool shed sits down the right hand side of the property, and a side gate to left will lead you round to the front garden, featuring a decorative paved 4 car front driveway leading to the double garage, which has a remote control door to front. Other benefits include: Double glazing, gas central heating to radiators and house security alarm. Viewing is highly advised to appreciate the property in full.



Details:

Reception Hallway

Guest Cloaks/w.c.

Lounge

17' 7" x 15' 0" both max (5.36m x 4.57m)

Heated Conservatory

15' 5" x 11' 8" both max (4.70m x 3.55m)

Dining Room/ Bedroom 5

11' 9" x 11' 8" (3.58m x 3.55m)

Kitchen/Diner

17' 2" x 12' 2" both max (5.23m x 3.71m)

Utility Room

6' 10" x 5' 2" max (2.08m x 1.57m)

Stairs rise to galleried landing

Master Bedroom

18' 10" into bay x 15' 3" incl wardrobes (5.74m x 4.64m)

En-suite Shower Room

12' 0" x 5' 11" (3.65m x 1.80m)

Bedroom 2

15' 0" x 11' 5" (4.57m x 3.48m)

EPC Rating: D

Council Tax Band: G (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 809 9809.



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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.

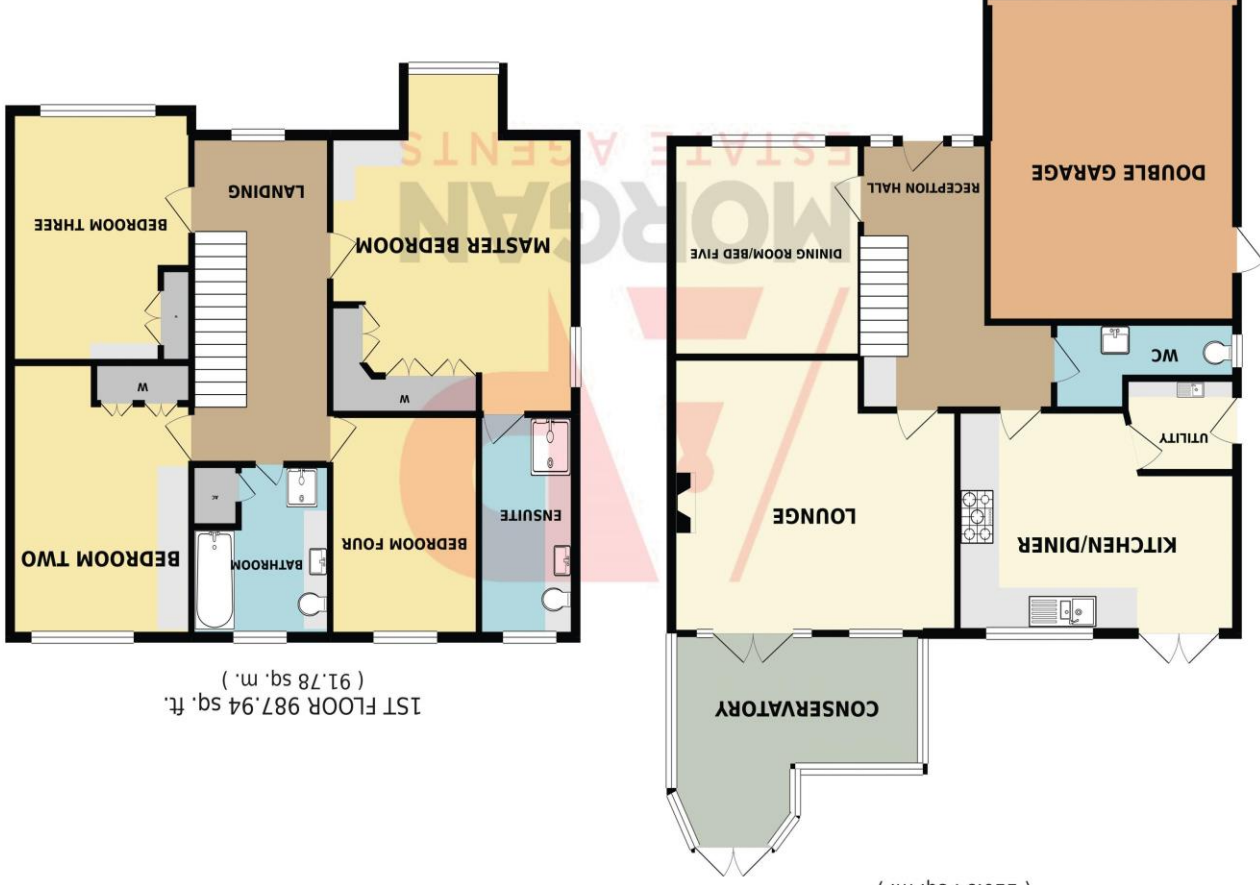
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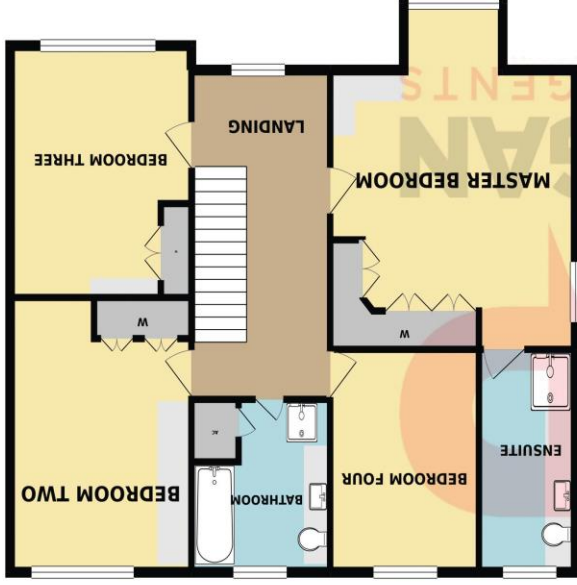
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GROUND FLOOR 1194.20 sq. ft.
(110.94 sq. m.)



1ST FLOOR 987.94 sq. ft.
(91.78 sq. m.)



TOTAL FLOOR AREA : 2182.13 sq. ft. (202.73 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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