



Kingsway, Stourbridge, DY8 4SP

WELL PRESENTED THREE BEDROOM DETACHED HOME | TWO RECEPTION ROOMS | MODERN FITTED KITCHEN WITH SKYLIGHT WINDOW | SEPARATE UTILITY AND SNUG | THREE GOOD SIZE BEDROOMS | GROUND FLOOR CLOAKROOM | DRIVEWAY AND GARAGE | GENEROUS SIZE REAR GARDEN | PLANNING PERMISSION GRANTED

Asking Price: **£350,000 (Offers In Region Of)**



This well presented three bedroom detached home situated in a popular location briefly comprises entrance hall, two reception rooms, modern fitted kitchen with skylight window, snug, separate utility, downstairs cloakroom, three good size bedrooms, bathroom, driveway, garage and generous size rear garden with multiple seating areas. This property benefits from having potential to extend with planning permission granted. (Ref P21/1128)

FRONT OF THE PROPERTY

To the front of the property there is a tarmac driveway leading to garage with patio border and gate to side providing access to the rear.

ENTRANCE HALL

With a double glazed door leading from the front, double glazed window to front, doors to various rooms, stairs to the first floor landing, under stairs storage cupboard and a central heating radiator.

LOUNGE

3.96m x 3.96m

With a door leading from the entrance hall, feature fire place with tiled hearth and wooden surround, double glazed bay window to rear and a central heating radiator.

DINING ROOM

3.6m x 3.27m

With a door leading from the entrance hall, double glazed door to rear, window to side and a central heating radiator.

CLOAKROOM

With a door leading from the entrance hall, double glazed window to front, WC, wash hand basin and recessed spotlights.

SNUG

2.74m x 2.2m

With a door leading from the entrance hall, open to the kitchen, double glazed window to front, under floor heating and a central heating radiator.

KITCHEN

5.47m x 2.76m

Open from the snug, fitted with a range of wall and base units, one and a half sink and drainer, space for appliances, extractor hood, skylight window, recessed spotlights, under floor heating, breakfast island with built in storage and wine rack, open to the utility and a vertical central heating radiator.

UTILITY

2.76m x 2.51m

Open from the kitchen, fitted with a range of base units, stainless steel sink and drainer, double glazed door and window to rear, space for appliances and a central heating radiator.

LANDING

With stairs leading from the entrance hall, double glazed window to front, doors to various rooms, storage cupboard housing boiler and loft access.

BEDROOM ONE

3.94m x 3.43m

With a door leading from the landing, double glazed window to rear and a central heating radiator.

BEDROOM TWO

3.62m x 3.43m

With a door leading from the landing, double glazed window to rear and a central heating radiator.

BEDROOM THREE

2.74m x 2.04m

With a door leading from the landing, double glazed window to side and a central heating radiator.

BATHROOM

With a door leading from the landing, WC, wash hand basin, bath with shower over, recessed spotlights, part tiled walls, under floor heating and a chrome heated towel rail.

GARDEN

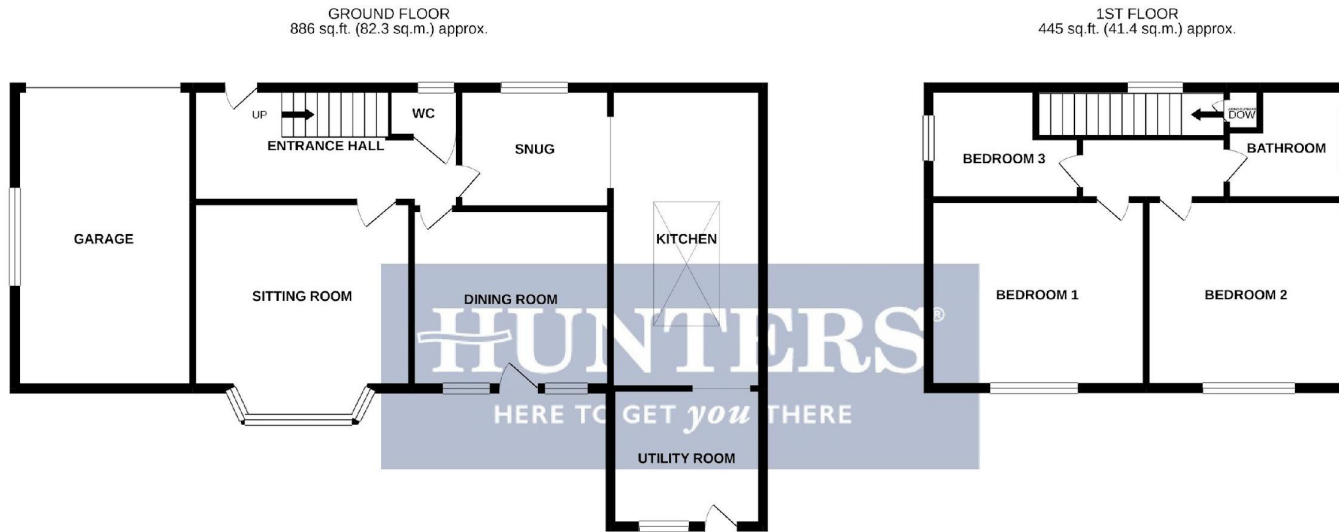
With double glazed doors from the utility and dining room to a lawn with access to garage, path to a patio area with gate to side and steps leading down to a further lawn with shrub borders.

GARAGE

5.47m x 3.22m

With an up and over door to front, door to rear and double glazed window to side.





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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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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