



Bowling Green Road, Stourbridge DY8 3TT

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EXCLUSIVE



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A fine example of a charming and five bedroom home in the heart of the 'Old Quarter' completed to a high standard. Falling a stone's throw from Mary Stevens Park and popular nearby pubs, this fantastic home is well suited to ever-growing families and is within excellent school catchment. The property briefly comprises of: welcoming entrance hall, modern fitted cloakroom, spacious lounge dining room with a modern feature inset fire place, a contemporary open plan kitchen family room with underfloor heating and double glazed bifold doors leading out to the rear garden and a useful utility room. Continuing upstairs off its sizeable landing is an attractive ensuite master bedroom with fitted wardrobes, a family bathroom, a further good sized bedroom benefiting from an en suite and three other ample sized bedrooms. The rear garden is laid to a patio seating area and flat well maintained lawn and further mature shrubbed borders. This is a fantastic all-rounder family home which is turn-key ready and an opportunity not to be missed.





Front of the Property

To the front of the property is a tarmac driveway, chipping stone borders, access to the garage and a double glazed front door.

Entrance Hall

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

Cloakroom

With a door from the entrance hall, a WC, wash hand basin set into vanity, tiled splashback, a double glazed window to the front, fitted shutter blinds and a central heating radiator.

Lounge Dining Room

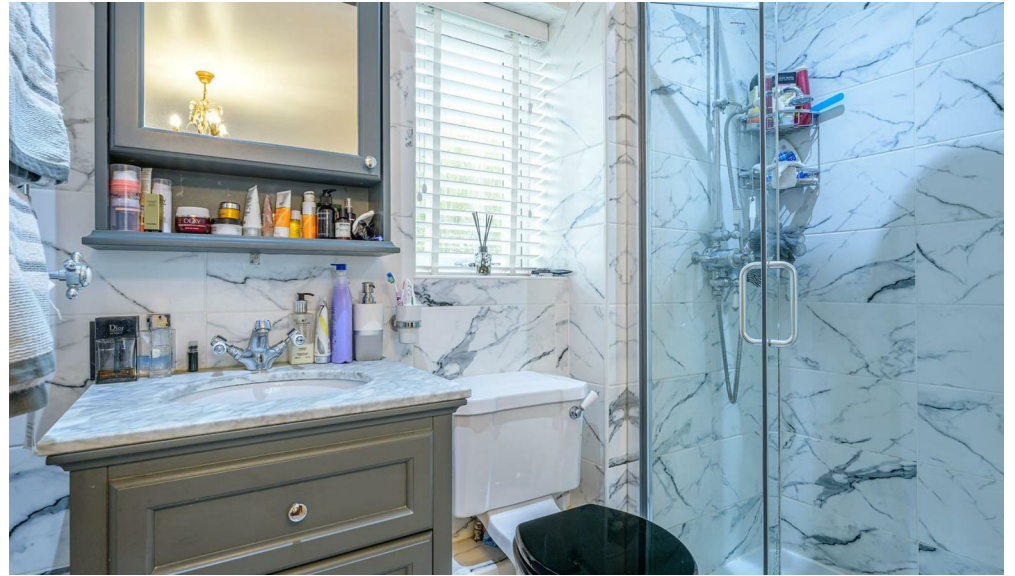
32'3" x 11'4"

With double doors from the entrance hall, a double glazed bay window to the front with fitted shutter blinds, a modern inset gas fire with decorative surround, double glazed patio doors leading to the rear garden fitted with shutter blinds, a door leading to the open plan kitchen family room and two central heating radiator.

Open Plan Kitchen Family Room

14'5" x 27'4"

With a door from the lounge dining room and a door from the utility, a modern fitted kitchen with a range or wall and base units, quartz work surface and a matching splashbacks, space for a range cooker with an extractor hood above, integrated microwave, integrated dishwasher, wine cooler, space for an American style tall fridge/freezer, a feature island with a breakfast bar, recess spotlights, double glazed bifolds doors to the rear garden, two double glazed window to the rear, two skylight windows to the side and underfloor heating.



Utility

4'6" x 9'6"

With a door from the entrance hall and the open plan kitchen family room, fitted wall and base units, quartz work surface with matching splashbacks, plumbing for a washing machine, space for a tumble dryer, a double glazed window to the front, a double glazed door to the side, a door to the garage and underfloor heating.

Landing

With stairs from the entrance hall, doors to various rooms, an airing cupboard, loft access with a fitted loft ladder and a central heating radiator.

Bedroom One

12'5" x 12'5"

With a door from the first floor landing, a double glazed window to the front fitted with shutter blinds, a built in wardrobe, opening to the en suite and a central heating radiator.

En Suite

With an opening from the first bedroom, a shower cubical, a WC, wash hand basin set into vanity, fully tiled walls, tiled flooring, a double glazed window to the rear, recess spotlights and an extractor fan.

Bedroom Two

11'0" x 9'6"

With a door from the first floor landing, a double glazed window to the front fitted with shutter blinds, fitted wardrobe, a door to the en suite and a central heating radiator.

En Suite

With a door from the second bedroom, a modern shower cubical, a WC, wash hand basin set into vanity, fully tiled walls, tiled flooring, recess spotlights, an extractor fan, a double glazed window to the side and a chrome heated towel rail.



Bedroom Three

11'3" x 9'11"

With a door from the first floor landing, a double glazed window to the rear fitted with shutter blinds, built in wardrobes and a central heating radiator.

Bedroom Four

8'0" x 7'4"

With a door from the first floor landing, a double glazed window to the front fitted with shutter blinds and a central heating radiator.

Bedroom Five

7'1" x 7'5"

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

Bathroom

With a door from the first floor landing, a modern fitted bathroom with a roll top claw foot bathtub with a shower head attachment, a WC, wash hand basin, part tiled walls, tiled flooring, shaving point, recess spotlights, an extractor fan and a chrome heated towel rail.

Garage

17'8" x 8'3"

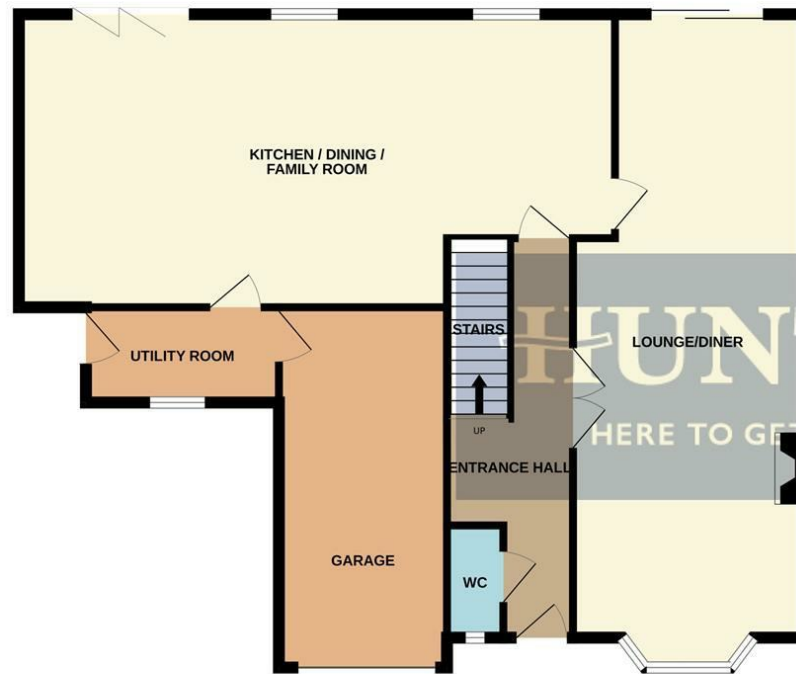
With a garage door from the front, a door from the utility and power and lighting.

Garden

With double glazed bifold doors from the kitchen dining family room leading to a patio seating area, lawn beyond, mature shrubbed borders, an outside tap, power points, outdoor lighting, access to the utility and gated side access.

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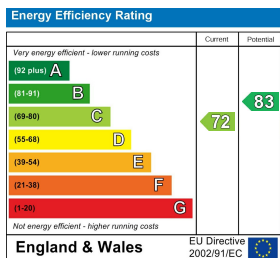
GROUND FLOOR



1ST FLOOR



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Viewing Arrangements

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