



The Firs, Shaftesbury Avenue, Stourbridge, DY9 0YP



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Summary...

A perfect opportunity to acquire a substantial and attractive double fronted four bedroom detached family home in this well established and sought-after cul de sac location. Ideally positioned close to reputable schools, transport links and other amenities; the property in brief comprises welcoming entrance hall, comfortable-size lounge with bay window and feature fire place, separate dining room, multi functional study and downstairs WC, well equipped kitchen, utility, bright and airy conservatory and garage completing the ground floor. Continuing upstairs off a gallery-style landing leads to four double bedrooms including master with en suite and family bathroom. The rear garden is child friendly, offers a private aspect and is a good size whilst the front of the property boasts a large driveway providing ample off road parking. The property has been under the same ownership from new and offers immense potential for those looking to take on their next chapter. Viewings are highly recommended to appreciate the size of the accommodation on offer and to avoid disappointment.



Front of The Property

To the front of the property is a large tarmacked driveway, storm porch with double glazed door to the entrance hall, gated side access to rear garden, outside light and electric up and over door to garage.

Entrance Hall

With a double glazed door leading from entrance hall, stairs to first floor landing with storage cupboard, doors to various rooms, coving, ceiling rose, wall lights, dado rail and a central heating radiator.

Lounge

20'4" x 14'5"

With a door leading from entrance hall, comfortable space for seating, feature fire place with electric fire, coving, ceiling rose, wall lights, double glazed bay window to front, double glazed patio doors to conservatory and a central heating radiator.

Dining Room

9'10" x 10'2"

With a door leading from entrance hall, space for dining table and dresser, coving, ceiling rose, double glazed window to front and a central heating radiator.

Kitchen

9'10" x 10'2"

With doors leading from entrance hall and utility, fitted with a range of matching wall and base units with worksurfaces over, one and a half stainless steel sink and drainer, tiled splashback, space for oven, dishwasher, wall mounted central heating boiler, double glazed window to rear and a central heating radiator.

Utility

9'2" x 6'10"

Open from kitchen and door to garage, matching wall and base units with worksurfaces over, plumbing for washing machine, space for tumble dryer, stainless steel sink and drainer, space for fridge freezer, double glazed window and door to rear garden.

Study/ WC

8'10" x 9'6" max

With a door leading from landing, space for home working, WC, wash hand basin, part tiled walls, coving, wall lights, double glazed window to rear and a central heating radiator.

Conservatory

12'1" x 8'6"

With double glazed patio doors leading from lounge, patio seating area, tiled floor and double glazed window and door to garden.

Landing

With stairs leading from entrance hall, doors to various rooms, coving, wall lights, dado rail, loft access, storage cupboard, double glazed window to front and a central heating radiator.

Master Bedroom

13'5" x 10'9" max

With doors leading from landing and en suite, fitted wardrobes and dressing table, coving, wall lights, double glazed window to rear and a central heating radiator.

En Suite

With a door leading from master bedroom, shower cubicle, WC, wash hand basin, tiled walls and floor, coving, double glazed window to rear and a chrome central heating towel rail.

Bedroom Two

12'9" x 12'5"

With a door leading from landing, fitted wardrobes and dressing table, coving, ceiling rose, double glazed window to front and a central heating radiator.

Bedroom Three

10'9" x 10'2"

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

Bedroom Four

13'5" x 10'5"

With a door leading from landing, coving, ceiling rose, double glazed window to front and a central heating radiator.

Bathroom

With a door leading from landing, walk-in bath with shower attachment, WC, wash hand basin, part tiled walls, dado rail, coving, double glazed window to rear and a central heating radiator.

Garage

24'11" x 15'5"

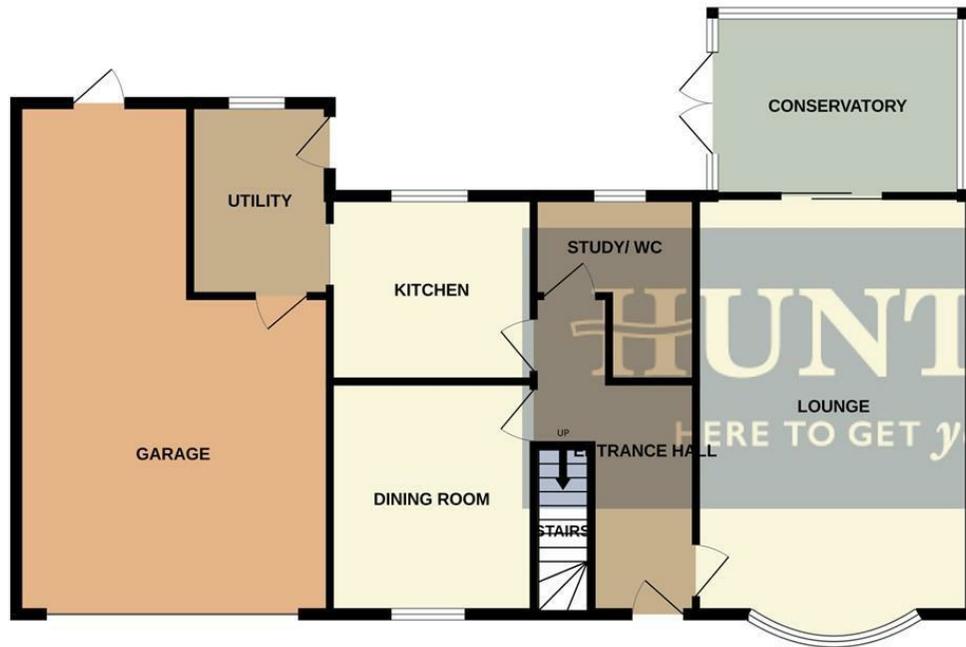
With electric up and over door leading from the front of the property, useful storage space, light, power and double glazed door to rear garden.

Garden

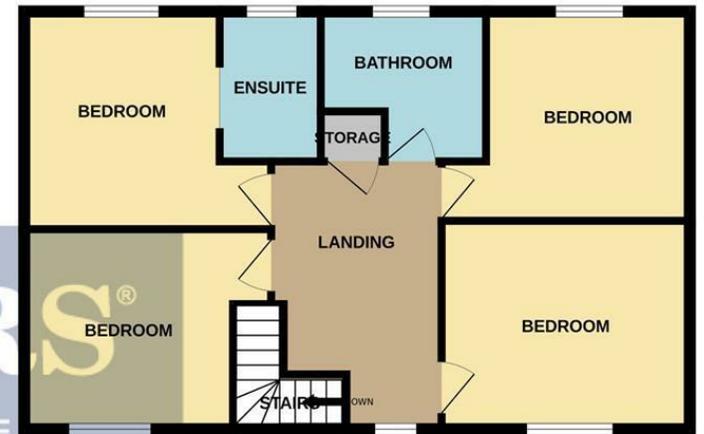
With double glazed doors leading from conservatory, utility and garage to a patio seating area, well maintained lawn, outside tap, lighting and gated side access to the front of the property.



GROUND FLOOR

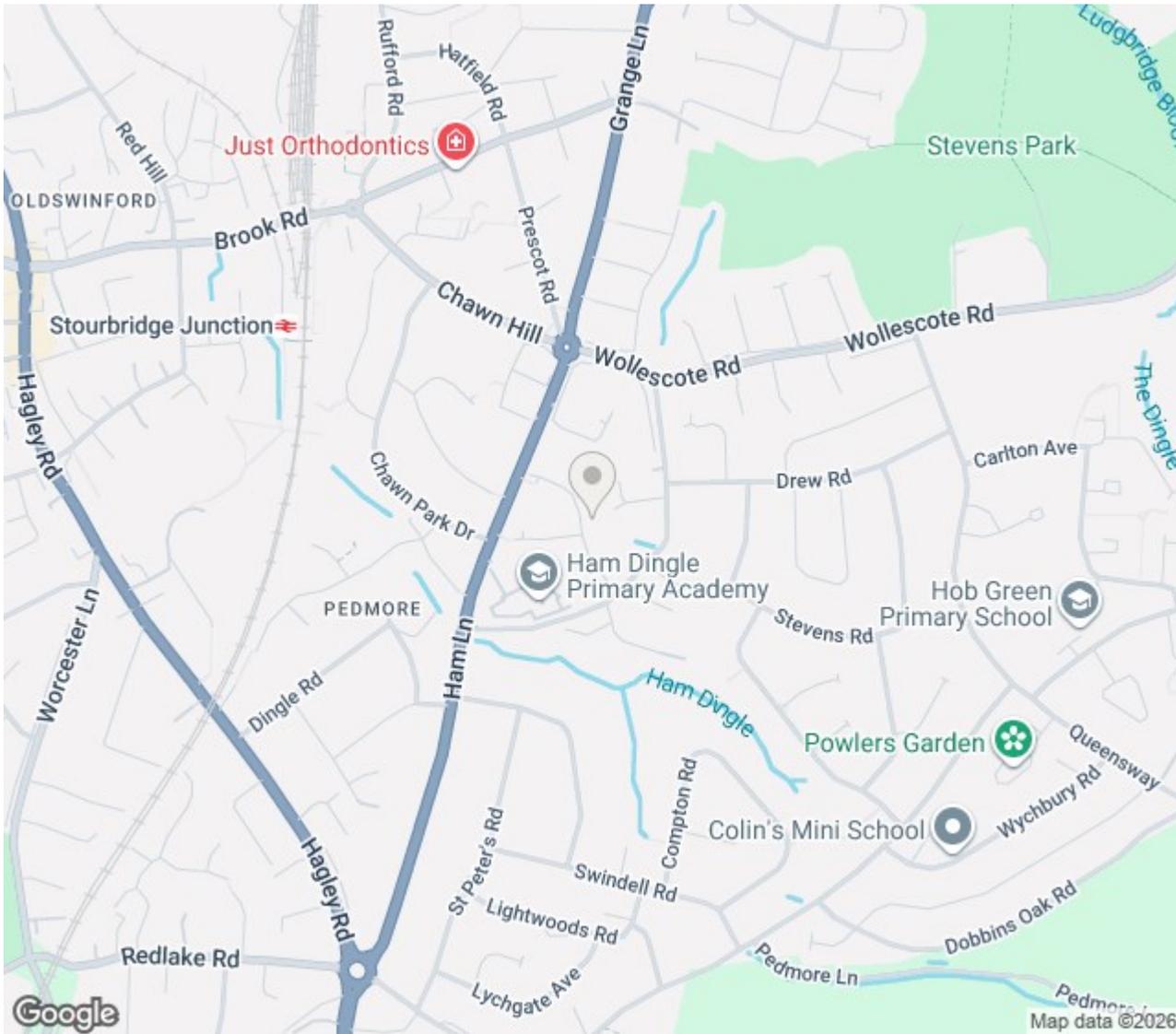


1ST FLOOR



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

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 73 | 78 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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