



Greenfield Avenue, Old Quarter, Stourbridge, DY8 1SY

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Offers In The Region Of £625,000

Presenting an exceptional and rare opportunity to acquire a substantial and favourably located six bedroom semi detached home with an abundance of flexible living accommodation ideal for two households coming together. With commanding views over towards Greenfield Park and a stones throw from Stourbridge Town Centre, the property is well connected to a variety of nearby amenities including excellent nearby school catchment, public transport links for business or social affairs and popular close-by pubs. Beyond its shrub screening providing a naturally private aspect and double gated boasts a generous size driveway providing parking for ample cars, welcoming entrance hall leading to family room with inglenook surround with wood burning stove, modern kitchen breakfast room with granite worksurfaces and centre island, downstairs cloakroom, inner hall providing access to cellar, separate dining room, lounge/ bedroom six complete with en suite shower room. Continuing upstairs from both inner and entrance halls leads to a bright and airy landing with balcony, master bedroom suite with beautiful frontal outlook, further guest bedroom with en suite and walk-in wardrobe, dual aspect bedroom three, two further bedrooms and large loft room spanning the full width of the main house. The mature rear garden is beautifully laid out with a variety of mature shrubs, well maintained lawn, covered seating areas, one with built-in worktop and pizza oven and wider than usual gated side access providing useful space for shed and garden workshop. This property really is a great find and perfect for those in search of an annex and must be viewed to appreciate the size of the accommodation on offer.





Front of The Property

With a large gated tarmac driveway, shrub screening, decorative chipping stones, gated side access leading to the rear garden and doors to porch and inner hall.

Porch

With doors from the front of the property, tiled floor and a double glazed composite door to the entrance hall.

Entrance Hall

With a double glazed composite door leading from the porch, stairs to the first floor landing, space for bureau, doors to various rooms, wooden floor and a central heating radiator.

Family Room

26'2" x 12'11"

With a door leading from the entrance hall, comfortable seating and dining space, decorative inglenook surround with wood burner, tiled hearth, decorative beam, two double glazed windows to side, double glazed window to front, double glazed french doors to rear, wooden floor and three central heating radiators.

Kitchen Breakfast Room

26'2" x 11'5"

With doors leading from the entrance and inner halls, fitted with a range of high gloss soft close wall and base units, tiled splashback, granite work surfaces with centre island, breakfast bar, integrated oven, grill and microwave, coffee machine, separate induction hob, cooker hood over, dishwasher, space for American Style fridge freezer, one and a half sink and drainer, space for seating or dining, double glazed windows to front and rear, tiled floor, recessed spotlights and a central heating radiator.

Inner Hall

With doors leading from kitchen breakfast room and dining room, stairs to the first floor landing, double glazed door to garden, further door to the front of the property, access to cellar, engineered oak floor and central heating radiator.

Dining Room

12'9" x 12'1"

With a door leading from the inner hall, bi folding doors to lounge/ bedroom six, double glazed window to front, engineered oak floor and a central heating radiator.

Lounge/Bedroom Six

16'8" x 8'10"

With bi folding doors leading from the dining room, double glazed windows to rear and door to shower room.



Shower Room
With a door leading from the lounge/ bedroom six, shower cubicle, WC, wash hand basin, tiled splashback, tiled floor, double glazed window to rear and a chrome heated towel rail.

Cloakroom
With a door leading from the entrance hall, WC, wash hand basin set into vanity unit, tiled splashback, tiled floor, double glazed window to rear and a central heating radiator.

Landing
With stairs leading from the entrance and inner halls, doors to various rooms, storage cupboard, front and rear double glazed windows, stairs to loft room and double glazed french doors to front opening to balcony.

Master Bedroom
20'8" x 16'0"
With doors leading from the landing and to en suite, double glazed windows to front and rear, laminate floor and a central heating radiator.

En Suite
With a door leading from the master bedroom, corner shower, WC, wash hand basin set into vanity unit, tiled splashback, double glazed window to rear and laminate floor.

Guest Bedroom
14'1" x 9'2"
With doors leading from the landing and en suite, open walk in wardrobe, double glazed windows to front and side, recessed spotlights and a central heating radiator.

En Suite
With a door leading from the guest bedroom, double shower cubicle, WC, wash hand basin set into vanity unit, recessed spotlights and a chrome heated towel rail.

Bedroom Three
12'9" x 9'10"
With a door leading from the landing, double glazed windows to rear and side, laminate floor and a central heating radiator.

Bedroom Four
9'6" x 9'10"
With a door leading from the landing, double glazed window to front, laminate floor and a central heating radiator.



Bedroom Five
 9'6" x 8'2"
 With a door leading from the landing, built-in storage, double glazed window to rear and a central heating radiator.

Bathroom
 With a door leading from the landing, bath with shower attachment, WC, wash hand basin set into vanity unit, tiled floor and walls, two double glazed windows to rear, recessed spotlights and a chrome heated towel rail.

Loft Room
 33'9" x 8'10"
 With stairs leading from the landing, eaves storage, double glazed windows to sides, recessed spotlights and two wall mounted electric heaters.

Cellar
 With a door and stairs from the inner hall, light and power.

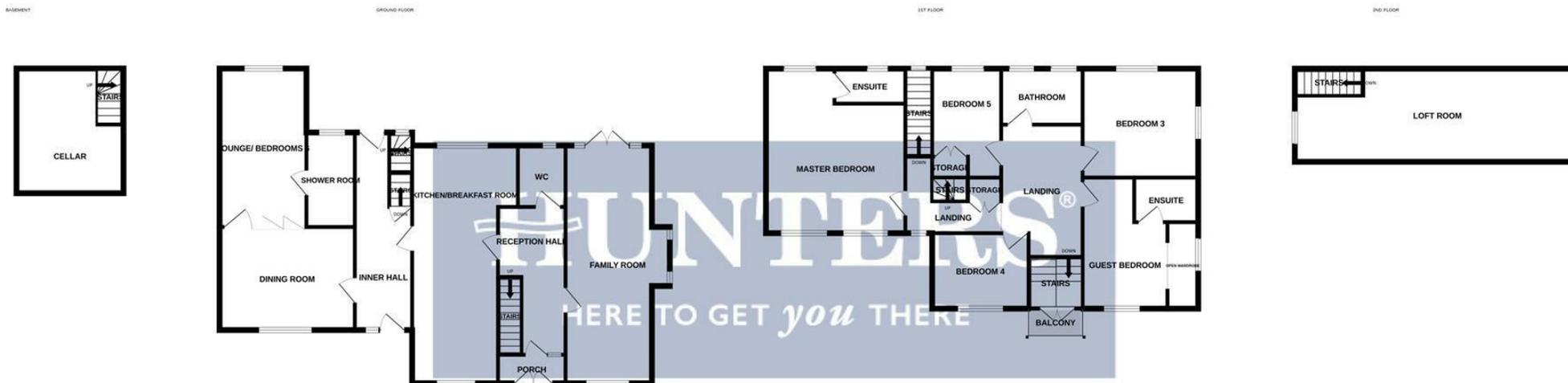
Garden
 With double glazed doors leading from the family room and inner hall to a partly walled patio with gated side access, mature shrubs and trees, space for garden shed/workshop, trellis, well maintained lawn, decorative chipping stones, decked pergola seating area, further covered seating area with work surfaces and pizza oven.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		54	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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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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Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
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