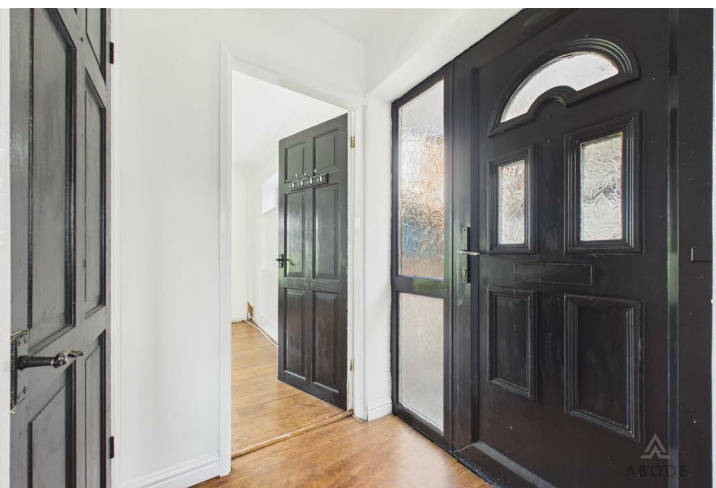






A three-bedroom home situated at the start of Stockwell Avenue, just off Acres Road, conveniently located close to local shops on Woods Lane and Merry Hill, with Thorns Secondary School within the street. Offered for sale with no upward chain, the property briefly comprises an entrance hallway, spacious lounge with bay window and feature gas fireplace, separate dining room with patio doors leading to the rear garden, and a fitted kitchen with a range of storage units and integrated cooking facilities.

To the first floor are three bedrooms, including two with useful built-in storage, together with a family bathroom. Further benefits include UPVC double glazing, gas central heating, loft access and a rear garden.

### Hallway

Accessed via a double-glazed entrance door with adjoining frosted double-glazed window. The hallway benefits from a built-in storage cupboard and provides access to the principal reception rooms and stairs rising to the first-floor landing.

### Lounge

A spacious reception room featuring a UPVC double-glazed bay window overlooking the front elevation, together with a further frosted UPVC double-glazed window to the side. A focal-point gas fireplace with timber Adam-style surround and mantle provides an attractive feature. Additional benefits include two central heating radiators, TV aerial point, telephone point and a smoke detector.

### Dining Room

Featuring a central heating radiator, attractive panelled flooring and UPVC double-glazed sliding patio doors providing direct access to the rear garden. The dining room also provides access to the kitchen.

### Kitchen

Fitted with a range of matching base and eye-level storage cupboards and drawers, complemented by marble-effect roll-top work surfaces. The kitchen includes a stainless-steel sink and drainer with mixer tap, four-ring stainless-steel gas hob with matching extractor hood, and an oven and grill. There is plumbing and space for freestanding under-counter appliances, together with space for a fridge freezer. A useful storage cupboard provides additional shelving. A UPVC double-glazed window overlooks the rear elevation.



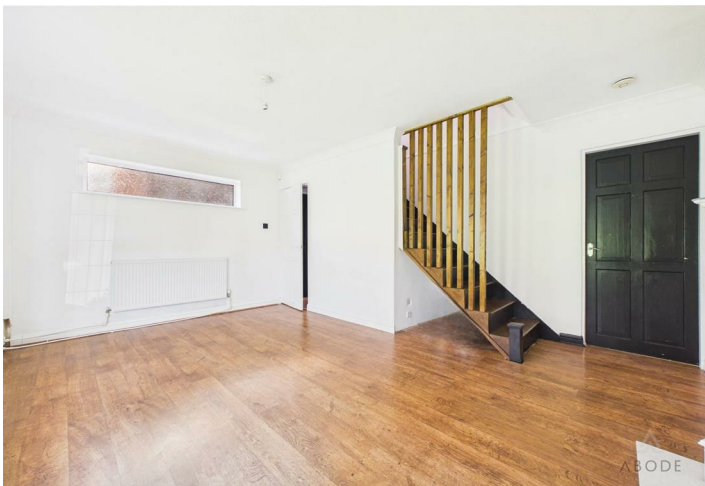
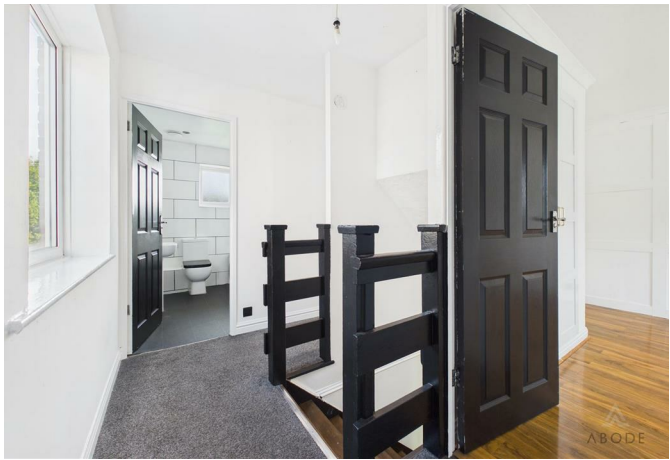
### Landing

The landing features a UPVC double-glazed window to the side elevation, access to the loft space via a loft hatch, carbon monoxide detector and doors leading to all three bedrooms and the family bathroom.

### Bedroom One

A well-proportioned bedroom with UPVC double-glazed window overlooking the front elevation, central heating radiator and a useful over-stairs storage cupboard/wardrobe with hanging rails and shelving.







### Bedroom Two

Featuring a UPVC double-glazed window overlooking the rear elevation, central heating radiator, panelled flooring and a useful built-in wardrobe with hanging rail.

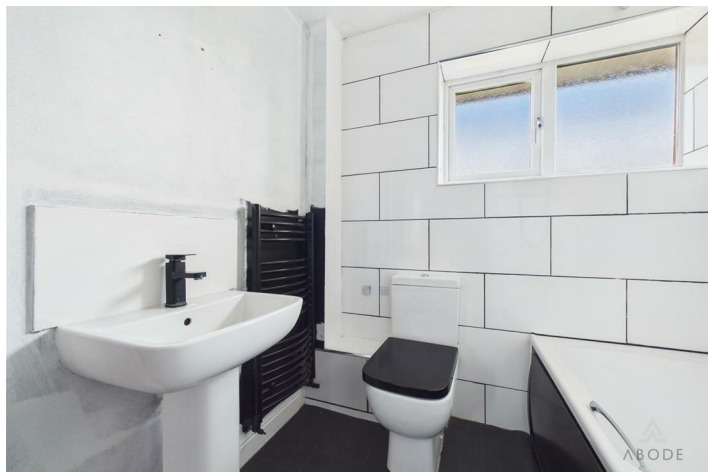
### Bedroom Three

Featuring a UPVC double-glazed window to the front elevation and central heating radiator.

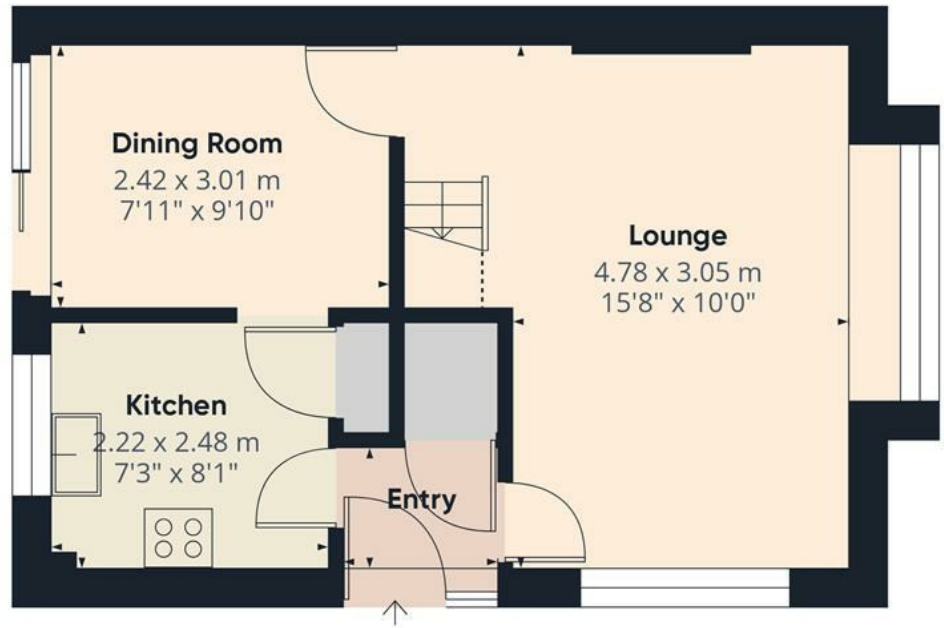
### Family Bathroom

Fitted with a three-piece suite comprising low-level WC, wash hand basin with mixer tap and bath with electric shower over. The bathroom also benefits from a heated towel radiator, UPVC double-glazed frosted window overlooking the rear elevation, extractor fan and ceiling spotlights. The Worcester Bosch combination boiler is also housed within the bathroom.

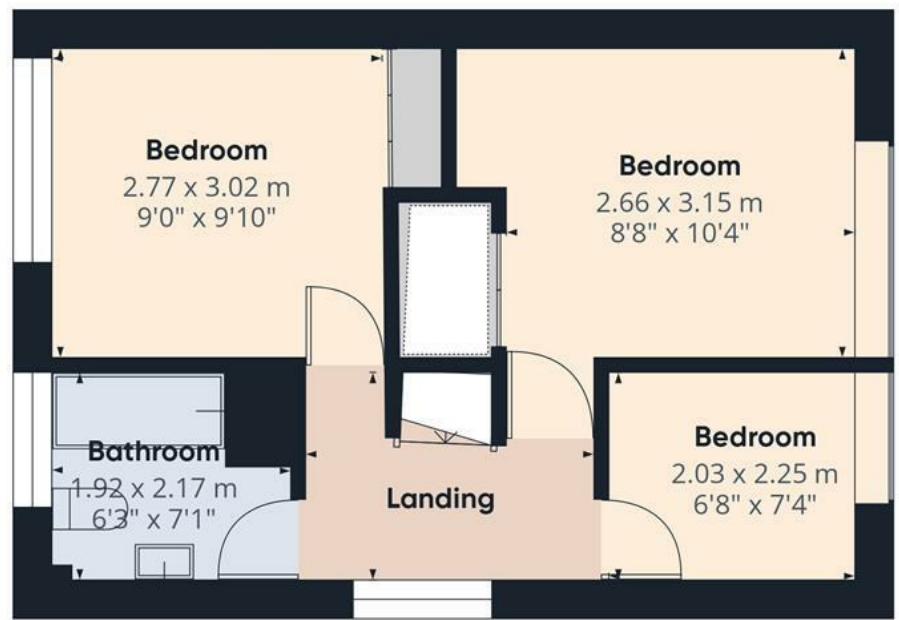








Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
67.1 m<sup>2</sup>  
722 ft<sup>2</sup>

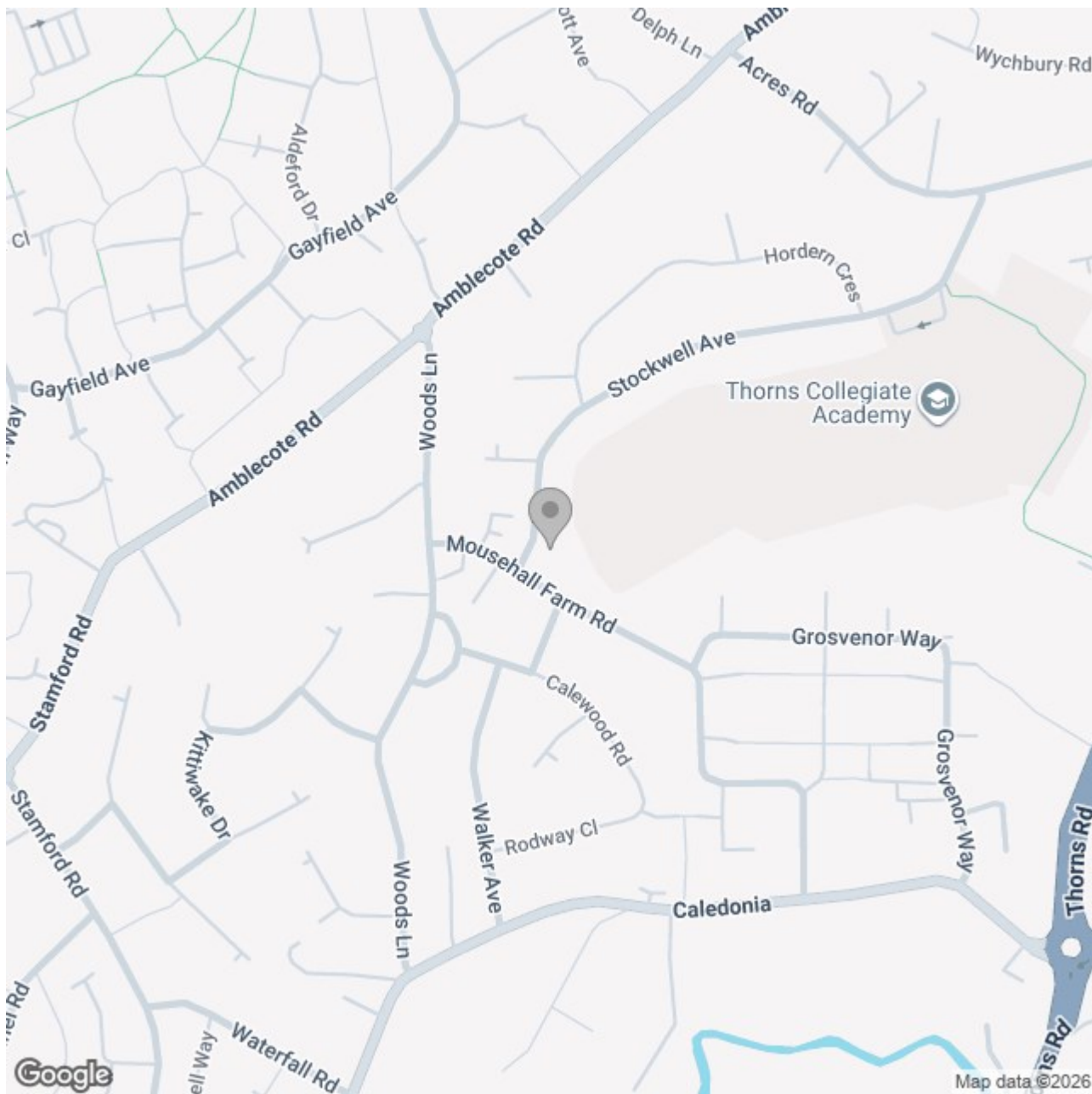
**Reduced headroom**  
0.9 m<sup>2</sup>  
9 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            |                                                                                                               | <b>79</b> |
| (55-68) <b>D</b>                            | <b>67</b>                                                                                                     |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |