

45 Sandhurst Avenue, Stourbridge, DY9 0XQ



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Hicks Hadley

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****FANTASTIC LOCATION WITH FABULOUS REAR ASPECT OF HAM DINGLE NATURE RESERVE****

****NO UPWARD CHAIN** **NEW GAS BOILER INSTALLED SEPTEMBER 2024****

A well presented three bedroom semi-detached Mucklow property in this most popular of locations for schools, transport links and access to all local amenities. The property briefly comprises: porch, entrance hall, downstairs wc, spacious lounge, separate dining room, fitted kitchen, three generously sized bedrooms and bathroom with separate shower cubicle to first floor. The property further benefits from: large low maintenance private rear garden, front garden with adjacent driveway, garage, gas central heating and double glazing where specified. **EARLY VIEWING HIGHLY RECOMMENDED. EPC: D**

Offers In The Region Of £339,000 - Freehold

Hicks Hadley



Porch

With entrance door and obscured double glazed door into:

Entrance Hall

With central heating radiator, stairs to first floor, under stairs storage cupboard and doors into:

Downstairs WC

With low flush wc.

Spacious Lounge 13'2 x 11'5 (max) (4.01m x 3.48m (max))

With electric fire, central heating radiator and double glazed bay window to front elevation.

Separate Dining Room 11'6 x 11'5 (3.51m x 3.48m)

With central heating radiator, gas fire and double glazed patio door into garden.

Fitted Kitchen 13'4 x 6'11 (4.06m x 2.11m)

Having matching wall and base units with worktops over, one and a half bowl drainer sink unit, integrated oven, electric hob, plumbing for automatic washing machine, space for fridge freezer, integrated dishwasher, ceramic tiling, double glazed window to rear elevation and obscured double glazed door into garden.

Landing

With loft hatch and doors into:

Bedroom One 13'11 x 11'5 (max) (4.24m x 3.48m (max))

With central heating radiator and double glazed bay window to front elevation.

Bedroom Two 11'5 x 10'11 (max) (3.48m x 3.33m (max))

With central heating radiator and double glazed window to rear elevation.

Bedroom Three 8' x 7'9 (max) (2.44m x 2.36m (max))

With central heating radiator and double glazed window to front elevation.

Bathroom 7'10 x 7'1 (max) (2.39m x 2.16m (max))

Having panel bath, separate shower cubicle, low flush wc, pedestal wash hand basin, built in storage cupboard, central heating radiator and obscured double glazed window to rear elevation.



Garage

With useful storage space.

Outside

Front: Having well stocked shrubbery garden with adjacent driveway leading to garage door entrance, side access gate and front door access.

Rear: With large patio area, wide side access and central pathway to the rear with decorative gravel and stone sections alongside intermittent shrubbery.

Agents Note

All main services are connected.

Broadband/Mobile coverage- please check on link



[-//checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

EPC: D

Tenure information: FREEHOLD

COUNCIL TAX BAND: C

Vendor Note

We have been informed that the property had a new Ideal gas-fired boiler installed in September 2024. We have also been informed that in September 2024 all new central heating radiators were installed.

