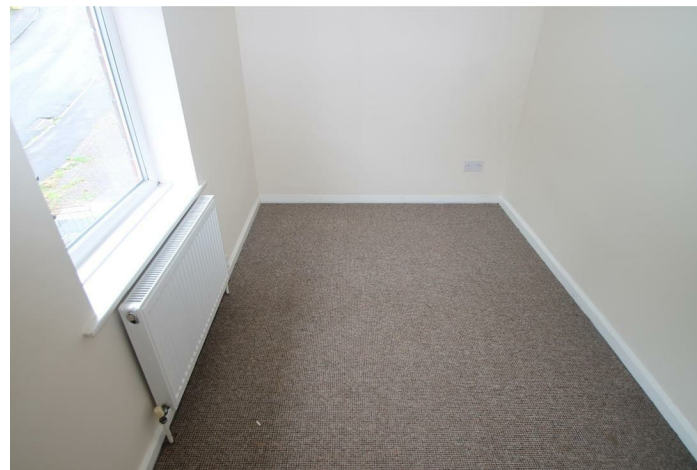


.9 Sensall Road, Stourbridge, DY9 9BB



.9 Sensall Road, Stourbridge



Hicks Hadley

**13 Hagley Road
Halesowen
West Midlands
B63 4PU**



0121 585 66 67



sales@hickshadley.com



<https://www.hickshadley.com>

****NO UPWARD CHAIN****

A very well presented, modernised and extended three bedroom semi-detached property in a popular location for all local amenities. The property briefly comprises: porch, entrance hall, refitted kitchen, refitted bathroom, spacious lounge, separate dining room with front access and three good sized bedrooms to first floor. The property further benefits from: large private rear garden, driveway, gas central heating and ample storage. **EARLY VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE SIZE OF THE LIVING SPACE. EPC: D**

Offers In The Region Of £199,995 - Freehold

Hicks Hadley



Porch

With window to front elevation and door into:

Entrance Hall

With central heating radiator, under stairs walk in large storage cupboard housing wall mounted boiler, double glazed window to front elevation and doors into:

Refitted Kitchen 13'9 x 8'3 (4.19m x 2.51m)

Having matching wall and base units with worktops over, single drainer sink unit, integrated oven, gas hob, extractor chimney over, space for fridge freezer, plumbing for automatic washing machine, space for further appliance, central heating radiator, door into garden, double glazed window to rear elevation and door into:



Refitted Bathroom 9'1 x 4'8 (2.77m x 1.42m)

With panel bath, wall mounted shower over, low flush wc, pedestal wash hand basin, splash back tiling and obscured double glazed window to rear elevation.

Spacious Lounge 17'2 x 10'9 (max) (5.23m x 3.28m (max))

With central heating radiator, feature fireplace, gas fire, central heating radiator, double glazed window to front elevation and double glazed patio door to rear elevation.

Dining Room 15'2 x 7'4 (4.62m x 2.24m)

With central heating radiator, loft hatch, front access door, double glazed window to front elevation and double glazed window to rear elevation.



Landing

With loft hatch, large storage cupboard, double glazed window to front elevation and doors into:

Bedroom One 13'5 x 9' (max) (4.09m x 2.74m (max))

With central heating radiator and two double glazed windows to rear elevation.

Bedroom Two 10'10 x 9'7 (max) (3.30m x 2.92m (max))

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

Bedroom Three 10'9 x 6'7 (max) (3.28m x 2.01m (max))

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



Outside

Front: With privacy hedge to front boundary and driveway leading to front access doors.

Rear: With patio area and steps up to the right hand side leading to large lawn area.

Agents Note

COUNCIL TAX BAND: B

We have been informed that the property is freehold. Please check this detail with your solicitor.

All main services are connected (gas/water/electric).

Broadband/Mobile coverage- please check on link- [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)



Vendor Note

We have been informed by the vendor that the storage cupboard on the first floor landing previously had a saniflo toilet in and the piping etc has been left in place so one can be reinstalled.

