

48 Arlington Court, Stourbridge, DY8 1NN



TOTAL FLOOR AREA: 907 sq.ft. (84.2 sq.m.) approx.  
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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48 Arlington Court, Stourbridge



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**\*\*NO UPWARD CHAIN\*\***

A superb three bedroom semi-detached property in this most popular of cul-de-sac locations; great for schools, access to Stourbridge Junction Train Station and access to all amenities. The property briefly comprises: entrance hall, fitted kitchen, spacious lounge/diner, separate utility, downstairs wc, three double bedrooms, bathroom and separate wc to first floor. The property further benefits from: driveway, private rear garden, gas central heating and double glazing. EARLY VIEWING HIGHLY RECOMMENDED. EPC: D

Hicks Hadley

Offers In The Region Of £300,000 - Freehold



### Entrance Hall

With obscured double glazing to front elevation, central heating radiator, stairs to first floor and doors into:

### Fitted Kitchen 15'8 x 7'11 (4.78m x 2.41m)

Having matching wall and base units with worktops over, single drainer sink unit, integrated Bosch oven, gas hob, extractor over, tiled flooring, space for fridge freezer, integrated dishwasher, wall mounted Worcester boiler, central heating radiator and double glazed window to front elevation.

### 'L' Shaped Spacious Lounge/Diner 18'9 x 16'1 (max) (5.72m x 4.90m (max))

Having 'L' shaped living space with central heating radiator, feature fireplace, electric fire, double glazed window to side elevation, double glazed French doors into garden and door into:



### Utility 6'9 x 5'9 (2.06m x 1.75m)

With worktop space to incorporate single drainer sink unit, base units, integrated fridge, plumbing for automatic washing machine, double glazed window to rear elevation, obscured double glazed door into garden and door into:

### Downstairs WC

With low flush wc and wash hand basin.

### Landing

With loft hatch and doors into:

### Bedroom One 16' x 10'8 (4.88m x 3.25m)

With central heating radiator, storage cupboard and two double glazed windows to front elevation.

### Bedroom Two 10'6 x 9'4 (3.20m x 2.84m)

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

### Bedroom Three 12'1 x 6'4 (3.68m x 1.93m)

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

### Bathroom

Having panel bath with shower over, vanity wash hand basin, central heating radiator and obscured double glazed window to side elevation.

### Separate WC

With low flush wc and obscured double glazed window to side elevation.



### Outside

Front: With lawn and adjacent driveway leading to front door.

Rear: With patio leading to lawn and a raised level further patio area at the rear.

### Agents Note

COUNCIL TAX BAND: C

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

EPC: D

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

