

PHOTOS



£425,000

FOR SALE

12 Stapleford Grove, Wordsley, StourbridgeDY8 5RD

Introduction

Deceptively spacious and versatile 3 storey detached family home with flexible annexe accommodation, ideal for dependant relative, working from home or running a business due to the potential of 2 offices or treatment rooms. The main accommodation briefly comprises hall, lounge, dining kitchen, superb sitting room with lantern window, guest cloakroom, 4 bedrooms and family bathroom. The annexe comprises hall, guests cloakroom, lounge / office 1, breakfast kitchen, bedroom / office 2 and shower room. Outside there is a driveway to the front and pleasant enclosed rear gardens. Benefiting from a gas central heating system and double glazing. EPC:D

Property is approached by a tarmac driveway providing off road parking

Accommodation (Ground Floor)

Hall with Stairs to first floor, storage cupboard and radiator.

Lounge 14’10” x 12’9” / 4.54m x 3.93m

Having an Adams style fireplace with coal effect gas fire, marble hearth and surround, double doors to dining room, radiator and double glazed window to front.

Dining Room 8’2” x 7’7” / 2.5m x 2.35m With a radiator and archways to sitting room and kitchen.

Kitchen 10’8” max x 9’3” max / 3.29m x 2.83m

Offering a comprehensive range of base and wall cupboards with, inset stainless steel drainer sink unit, plumbing for washing machine, electric oven, gas hob, ceramic tiled floor, double glazed sliding window to sitting room and Pantry storage cupboard.

Impressive Sitting / Garden Room 18’4” x 8’1” / 5.61m x 2.47m

having double glazed sliding doors leading to rear patio and garden, lantern window, skylight window, radiator, door to annexe and further door to:-

WC Cloaks

With WC, wash hand basin, radiator, wall and base storage units and double glazed window to side.

Accommodation (First Floor)

Landing

With stairs to second floor, double glazed window to front, radiator and cupboard housing boiler for gas central heating system

Bedroom One 13’2” x 10’8” / 4.02m x 3.29m

Comprising double glazed window to front, radiator and range of built in wardrobes and drawer units.

Bedroom Two 10’7” x 9’4” / 3.26m x 2.87m

Comprising double glazed window to rear, radiator and built in wardrobe with mirrored sliding doors.

Bathroom

Comprising panelled bath, with shower over pedestal wash hand basin and WC. Full suite in White with complimentary splash tiling, double glazed window to rear and radiator.

Second Floor landing with storage cupboard

Bedroom Three 15’9” max x 10’7”max / 4.85m x 3.26m

Comprising two skylight windows, radiator and eaves storage.

Bedroom Four 15’7” max x 7’4” / 4.78m max x 2.26m

Comprising double glazed window to side and radiator.

Annexe

Hall (access form side off property) With radiator.

WC Cloaks With WC, wash hand basin and radiator.

Dining Kitchen 16’8” x 7’3” / 5.12m x 2.23m

Comprising range of wall and base units, stainless steel drainer sink unit, radiator and double glazed window to front.

Lounge / Potential Office / Treatment Room 1 15’ x 8’7” / 4.57m x 2.66m

Comprising feature fireplace with gas fire, radiator, double glazed windows to side and rear, storage cupboard and stairs to first floor.

Bedroom / Potential Office / Treatment Room 2 14’4” x 7’4” / 4.39m x 2.26m

Comprising double glazed window to front, built in wardrobe and radiator.

En-Suite Shower room

Comprising shower cubicle, pedestal wash hand basin and WC. Full suite in White with complimentary splash tiling, double glazed window to rear, airing cupboard and radiator.

Garden (Rear)

The garden is mainly laid to lawn with dwarf brick walling with well stocked bushes and shrubs. Paved patio and a substantial timber built summerhouse.

Tenure

We believe the property to be Freehold.

Services

We understand all mains services are installed, however none have been tested.

Possession

Immediate vacant possession will be give upon legal completion.

Local Authority

Dudley Metropolitan Borough.

Arranging a viewing

Viewings are by appointment only. Telephone us now to discuss your requirements and check availability for viewing.

Making an offer

If you were not handed an offer form at your viewing, please call and we will post one to you.
Your offer should be your best as negotiation does not always take place.

The owner will consider your offer based on not only the amount, but also your current situation.
We will write to you to confirm the owner’s decision.
If your offer is accepted, we will then notify solicitors.

Arranging a mortgage

We can put you in touch with mortgage experts who give helpful, friendly advice. Please ask for details.

Fixtures & fittings

Unless specified within these particulars, fixtures & fittings will not be included in the sale.

Important notice

These particulars are intended to give a fair and reliable description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested.

All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.
The copyright of all details, photographs and floorplans remain exclusive to Ian Perks Estate Agent.

We reserve the right to amend these particulars without notice.