



**1 Braemar Avenue, Stourbridge, DY8 5HU**

We are delighted to offer For Sale for the first time in over 50 years this delightful extended link detached family home, situated upon the ever popular Ashwood Park Estate. This property is ideal for families due to its close proximity to the local schools, shops, main road networks and public transport. Situated on an imposing corner plot an early viewing is essential to avoid missing out. The accommodation comprises of an entrance hall, cloakroom, lounge, dining room and kitchen to the ground floor, three bedrooms and shower room to the first floor. The property benefits from replacement double glazing, gas central heating system, garage, ample off road parking with gardens to the front side and rear.

Council Tax band C.

Epc Band D.

**Offers Around £325,000**

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## Entrance Door

Being double glazed and opens in to the reception hall.

## Reception Hall

Having a staircase to the first floor landing, radiator, doors to the cloakroom and the lounge.

## Cloakroom

5'2" x 3'3" (1.6m x 1.0m)

Having a white suite with a wash hand basin built into a unit, W/C and double glazed window to the front.

## Lounge

13'5" x 12'1" plus 8'6" x 5'6" (4.1m x 3.7m plus 2.6m x 1.7)



Having a double glazed bay window to the front, feature fire surround with marble effect backing and hearth with an inset gas fire, radiator and door to the dining room.

## Dining Room

15'5" x 8'2" (4.7m x 2.5m)



Having a double glazed window to the rear, radiator, double glazed sliding patio door to the rear, door to understairs cupboard and door way to the kitchen.

## Kitchen

11'1" x 7'10" (3.4m x 2.4m)



Fitted with a range of wall and base cabinets with cream gloss doors and butchers block effect work surface over, single drainer sink unit with mixer tap, built in double oven and induction hob with hood over, plumbing for washing machine and dishwasher, space for domestic appliance, part tiled walls, double glazed windows and door to the rear.

## Kitchen



## First Floor Landing

Having a double glazed window to the side, access to the loft space, doors to the bedrooms and shower room.

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## Bedroom One

11'5" x 8'6" (3.5m x 2.6m)



Having a double glazed window to the rear and radiator.

## Bedroom Two

10'5" x 9'6" (3.2m x 2.9m)



Having a double glazed window to the front and radiator.

## Bedroom Three

8'2" x 6'10" (2.5m x 2.1m)

Having a double glazed window to the rear and radiator.

## Shower Room

5'10" x 5'10" (1.8m x 1.8m)



Having a white suite comprising of a double shower enclosure with wall mounted shower, wash hand basin built into a unit, W/C, tiled walls, heated towel rail and double glazed window to the side.

## Outside



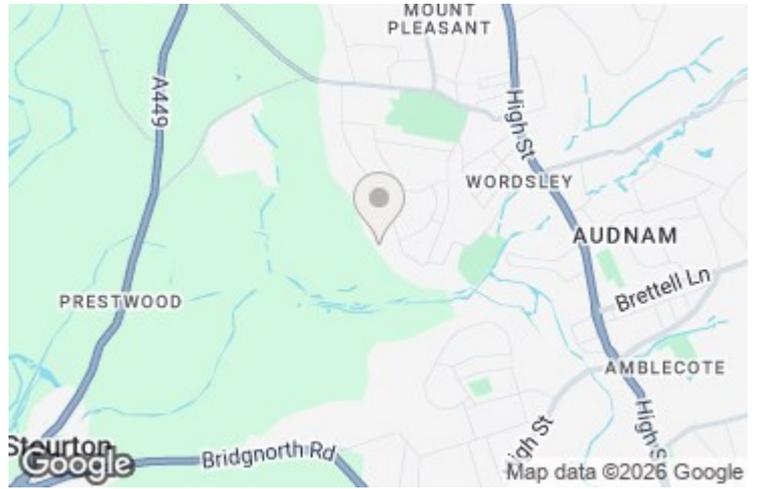
Having a driveway providing ample off road vehicular parking leading to the single garage and large lawned corner plot with side gated access to the rear garden.

## Garage

Having an up and over door to the front with wall and base cabinets to the rear.

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## Rear Garden



Having a paved patio area leading the lawn area, space for shed and greenhouse.

## Tenure - Not Verified

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

## Declaration

This property belongs to an employee of Severn Estates.

## Council Tax

Dudley Council - Band C.

## Services

The agent understands that the property has mains water / electricity / gas / drainage available. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

## Floorplan

This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

## Fixtures & Fittings

You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

## MONEY LAUNDERING REGULATIONS

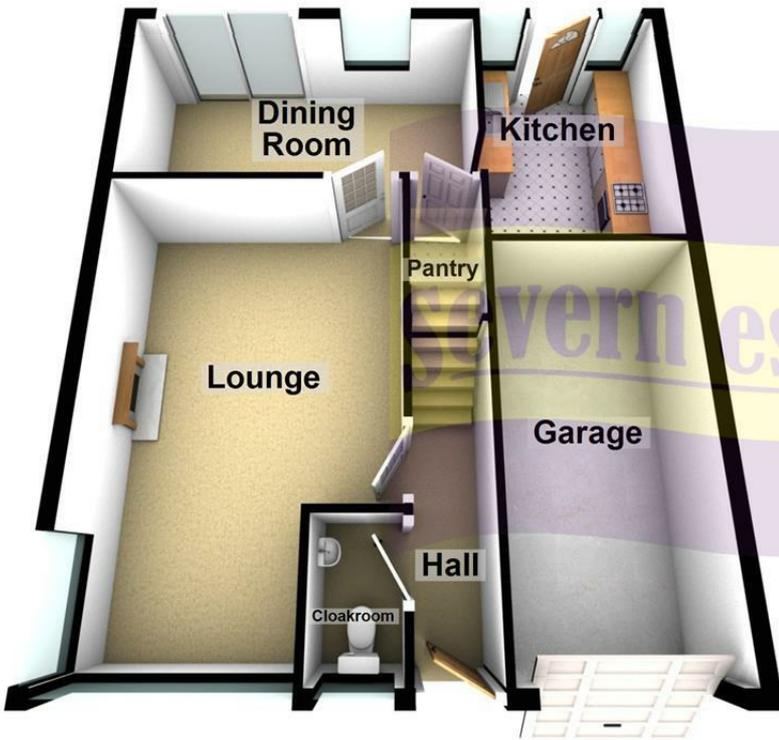
MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

## Disclaimer

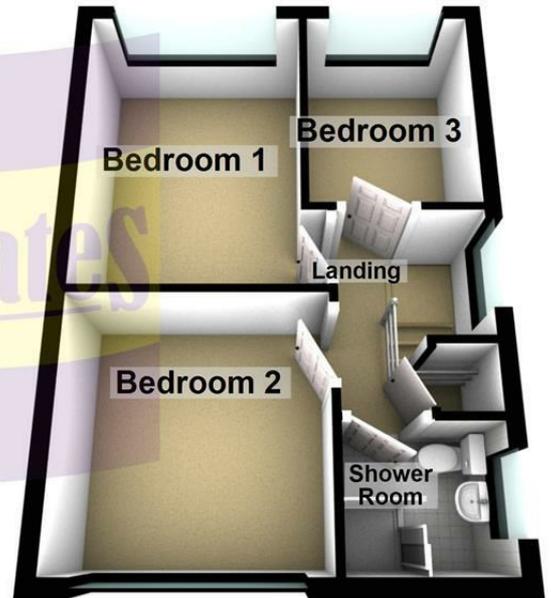
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	