



**RE/MAX**  
Prime Estates



## **60 Stepping Stones, Stourbridge, DY8 1JY** **Offers in the region of £200,000**

This well maintained two bedroom semi detached home situated close by to Stourbridge Town and popular schools briefly comprises to the ground floor; Entrance hall, spacious reception room, fitted kitchen with space for a dining room table, side entrance, WC and veranda to the side of the property. To the first floor; Landing, two good size bedrooms and a fitted family bathroom with both bath and shower.

The property is further distinguished by its low-maintenance, generously sized rear garden, featuring a decked patio area that integrates outdoor and indoor living. Off-road parking facilities for multiple cars contribute to the property's practicality, while an additional veranda on the side caters to essential storage needs.

Strategically positioned in close proximity to Red Hill School, Stourbridge Town, and a range of popular amenities, this residence provides fantastic access to key facilities within the local area.

## To The Front Of The Property



With a gated entrance from the street, chipping stones, shrub borders, gate providing access to the veranda and a door leading to the entrance hall.

### Entrance Hall

With a door leading from the front, laminate flooring, stairs leading to first flooring landing, door leading to the lounge and a central heating radiator.

### Living Room 14'9" x 12'10" (4.51 x 3.92)



With a door leading from the entrance hall, laminate flooring, double glazed bow window to front, door leading to the kitchen diner and a central heating radiator.

## Kitchen Diner 12'10" x 9'3" (3.92 x 2.84)



With a door leading from the lounge fitted with a range of wall and base units with worktops and tiled splash back, gas hob and electric oven with extractor hood, space for appliances, space for dining room table, double glazed windows to rear and a central heating radiator.

### Side Entrance

With a door leading from the Kitchen Diner and doors leading to the downstairs storage and WC.

### WC

With a door leading from the side entrance, WC and a double glazed window to side.

### Veranda



With a door leading from the side entrance, window to rear, gate to front providing access to the driveway, and a door to rear providing access to the garden.

### Landing

With stairs leading from the entrance hall laminate flooring, doors leading to various rooms, double glazed window to side and loft access.

### Bedroom One 16'5" max x 10'5" (5.01 max x 3.19)



With a door leading from the landing, storage cupboard over stairs housing boiler, double glazed window to front and a central heating radiator.

### Bedroom Two 13'7" x 10'5" (4.16 x 3.18)



With a door leading from the landing, double glazed window to rear and a central heating radiator.

### Bathroom



With a door leading from the landing, fully tiled throughout, wash hand basin, WC, bath unit, separate shower cubicle, double glazed window to rear and a central heating radiator.

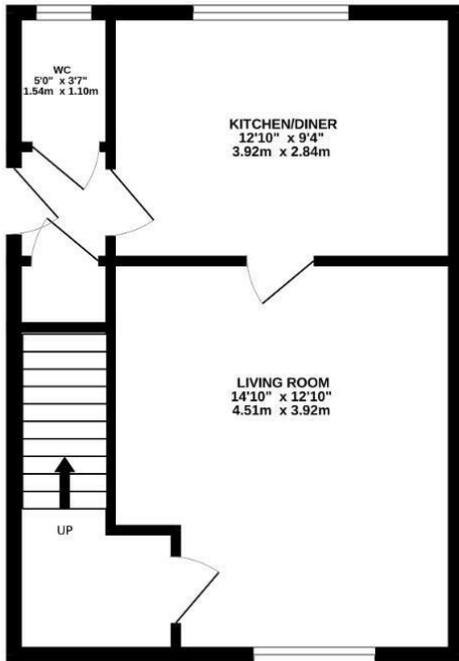
### Garden



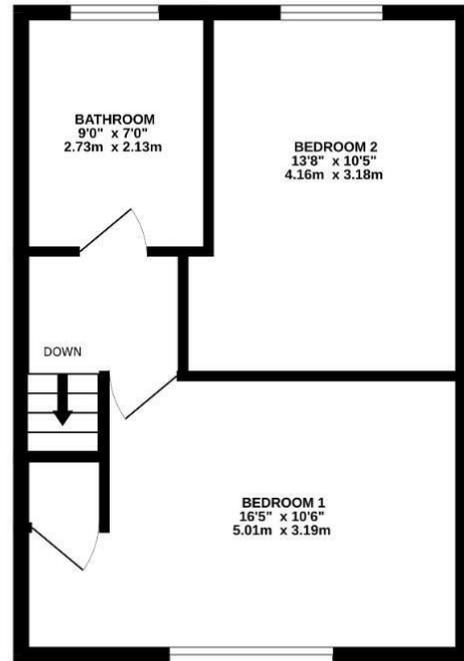
With a door leading from the veranda, chipping stones with wooden decking patio area, sleeper boards with shrubs and an opening through to further garden area to the rear with space for shed storage.

# Floor Plan

**GROUND FLOOR**  
397 sq.ft. (36.9 sq.m.) approx.



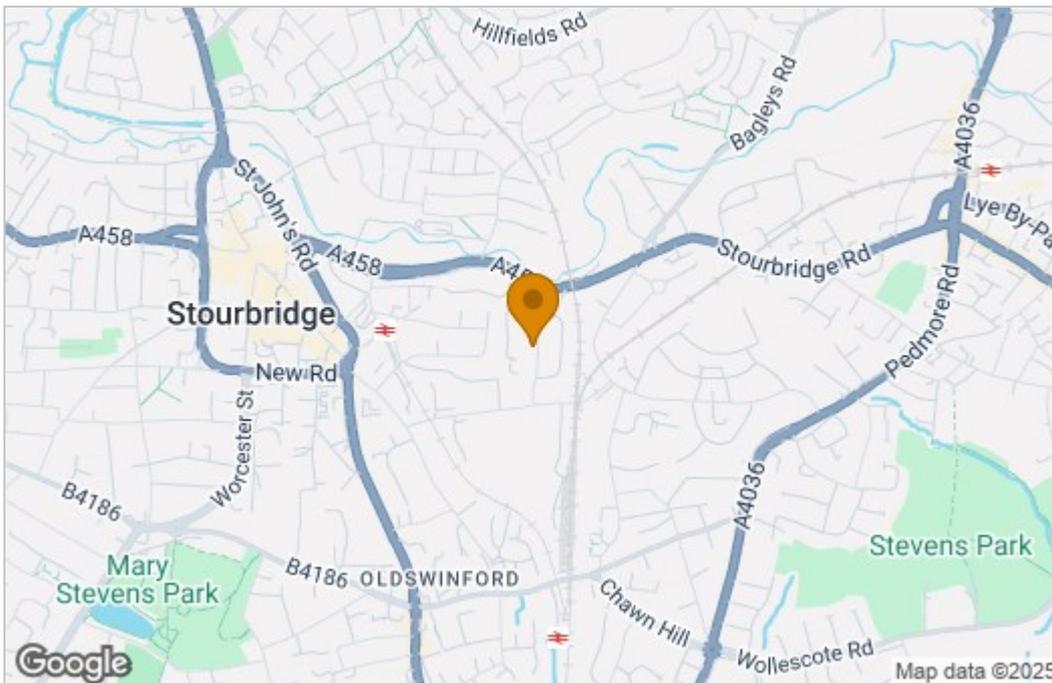
**1ST FLOOR**  
397 sq.ft. (36.9 sq.m.) approx.



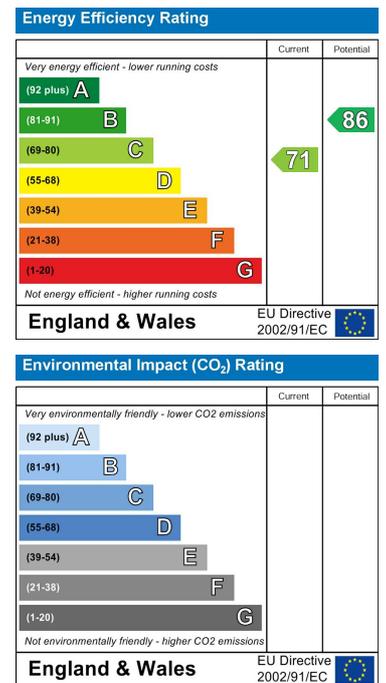
TOTAL FLOOR AREA : 794 sq.ft. (73.7 sq.m.) approx.

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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## Area Map



## Energy Efficiency Graph



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