

EDEN MIDCALF  
— SALES & LETTINGS —

OFFERS IN EXCESS OF

£360,000

Ash Grove

Stourbridge, DY9 7JL

## PROPERTY SUMMARY

An extended and attractively improved three bedroom Mucklow semi-detached family house within this sought after cul-de-sac address in Pedmore, Stourbridge. Well placed for local amenities, including Stourbridge Junction train station, the property offers a generously proportioned layout including two good sized reception rooms, a breakfast kitchen and three excellent sized bedrooms. The property is also located close to the attractive grounds of Wollescote Park and includes off-road parking for at least two cars, a garage and a good sized and beautifully landscaped rear garden. EPC=C

3



1



2







Approximate total area<sup>(1)</sup>  
 1224 ft<sup>2</sup>  
 113.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

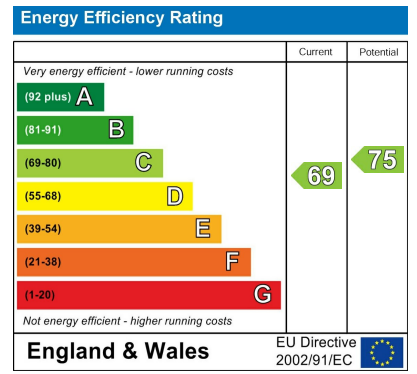
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**LOCAL AUTHORITY**

**TENURE**  
 Freehold

**COUNCIL TAX BAND**  
 D

**VIEWINGS**  
 By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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