

EDEN MIDCALF
— SALES & LETTINGS —

£259,950
Hagley Road
Stourbridge, DY8 1QR

PROPERTY SUMMARY

An outwardly deceptive and surprisingly spacious three bedroom, period terraced family home, ideally positioned within walking distance of Stourbridge town centre, Oldswinford amenities, and the area's highly regarded local schools.

3



1



2







Approximate total area⁽¹⁾
 1535 ft²
 142.6 m²

Reduced headroom
 129 ft²
 12 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

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

GIRAFFE360

LOCAL AUTHORITY

TENURE

Freehold

COUNCIL TAX BAND

B

VIEWINGS

By prior appointment only

Energy Efficiency Rating

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

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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