



**£265,000**  
**Hagley Road**  
**Stourbridge, DY8 1QR**

**EDEN MIDCALF**  
SALES & LETTINGS

## PROPERTY SUMMARY

An outwardly deceptive three bedroom period terraced family house conveniently located within walking distance of Stourbridge town, Stourbridge Junction train station and the area's highly regarded local schooling. Offering a generously proportioned layout that retains much of its original character and charm, the accommodation also boasts attractive modern appointments and is arranged over three floors, including two reception rooms, a refitted kitchen with integrated appliances, a well appointed first floor bathroom and three excellent sized bedrooms. The property also includes a low maintenance courtyard garden and an additional raised rear garden area, with much potential. EPC=E

3	
1	
2	





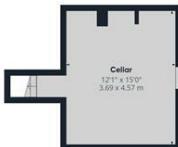
## LOCAL AUTHORITY

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
B

**VIEWINGS**  
By prior appointment only

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Floor -1



Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

1464 ft<sup>2</sup>

135.9 m<sup>2</sup>

Reduced headroom

61 ft<sup>2</sup>

5.7 m<sup>2</sup>

(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

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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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