

EDEN MIDCALF  
— SALES & LETTINGS —

£225,000  
The Stewponey

Stourbridge, DY7 6RL

## PROPERTY SUMMARY

A charming two-bedroom home with countryside walks right on the doorstep. Situated in the attractive semi-rural setting of Stourton, close to the sought-after village of Kinver, this well-positioned terraced property offers an excellent opportunity for first-time buyers or those looking to downsize, while enjoying a peaceful location with convenient access to local amenities.

2



1



1







Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
641 ft<sup>2</sup>  
59.7 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.

GIRAFFE360

**LOCAL AUTHORITY**  
South Staffordshire Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
D

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</b>			
(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	

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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