

EDEN MIDCALF
— SALES & LETTINGS —

OFFERS IN EXCESS OF

£499,950
Stourton Crescent

Stourbridge, DY7 6RR

PROPERTY SUMMARY

*** REDUCED FOR A QUICK SALE *** An extended four-bedroom detached family home, enviably positioned within a prestigious cul-de-sac in the highly sought-after village of Stourton. Backing onto open countryside and the Staffordshire & Worcestershire Canal, the property enjoys a truly idyllic setting, with gated access directly onto the canal towpath, providing scenic walks straight from the garden. Offered for sale with no upward chain. EPC=C

4



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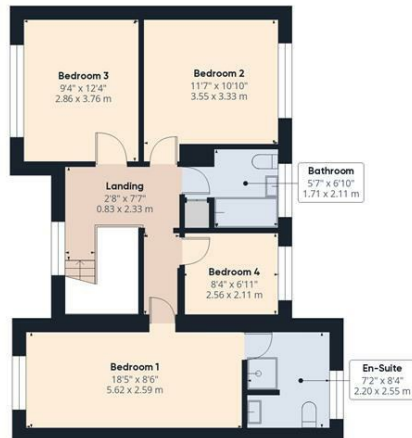
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1620.51 ft²
150.55 m²

Reduced headroom

10.08 ft²
0.94 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

LOCAL AUTHORITY

TENURE

Freehold

COUNCIL TAX BAND

G

VIEWINGS

By prior appointment only

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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