



EDEN MIDCALF
— SALES & LETTINGS —

£569,950
Stourton Crescent
Stourbridge, DY7 6RR

PROPERTY SUMMARY

An extended four bedroom detached family house within this prestigious cul-de-sac address in Stourton, Stourbridge. Enjoying a wonderful backdrop of countryside and the Staffordshire & Worcestershire Canal, with gated access available directly onto the canal side. Offering a generous, well presented layout with immense further potential, including two reception rooms, an open-plan kitchen/family room and four good sized bedrooms, the master of which enjoys an en-suite shower room. The property also includes off-road parking for four cars, a useful garage/store and a beautifully landscaped rear garden, including a timber shed and a canal overflow that runs through at the rear, forming a delightful feature. Available with no upward chain. EPC=C

4



2



3





LOCAL AUTHORITY

TENURE

Freehold

COUNCIL TAX BAND

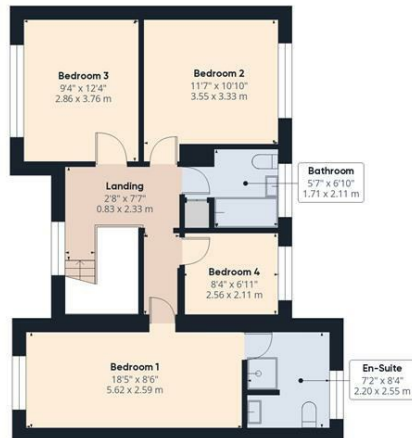
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VIEWINGS

By prior appointment only



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.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	81
(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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