



Stourbridge

16 Arundel Road,
West Midlands, DY8 5EG

ANDREW COLE
ESTATES

Stourbridge,

£249,950

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West Midlands, DY8 5EG

This extended and very well presented three bedroom semi-detached home enjoys an ideal location within this well respected road on Ashwood Park. Ideally placed for local shops, good primary and secondary schools together with access to the countryside. Approached over a long driveway, providing ample parking space and there is a neatly kept fore garden. The side entrance door leads to the reception hall which, in turn, provides access to the first floor, spacious lounge to the front and dining room to the rear. There is also an extended dining kitchen to the rear.

Off the first floor landing there are three well proportioned bedrooms and bathroom.

A full and early inspection is highly recommended.

EPC RATING: D65

COUNCIL TAX BAND IS C





GROUND FLOOR

ENTRANCE HALL (SIDE)

LOUNGE (FRONT)

15' 9" x 14' 6" (4.80m x 4.42m)

DINING ROOM (REAR)

15' 9" x 10' 1" (4.80m x 3.07m)

KITCHEN (REAR)

12' 8" x 9' 3" (3.86m x 2.82m)

FIRST FLOOR

FIRST FLOOR LANDING

BEDROOM NO. 1 (REAR)

10' 3" x 9' 7" (3.12m x 2.92m)

BEDROOM NO. 2 (FRONT AND SIDE)

10' 5" x 9' 6" (3.17m x 2.89m)

BEDROOM NO. 3 (FRONT)

7' 9" x 6' 0" (2.36m x 1.83m)

BATHROOM (REAR)

7' 3" x 6' 0" (2.21m x 1.83m)

OUTSIDE

GARAGE

16' 0" x 8' 0" (4.87m x 2.44m)

DRIVEWAY

Running alongside property with access to GARAGE



THINKING OF SELLING?

Or just curious to find out the value of your property, we would be pleased to provide a free, no obligation market appraisal.

OPENING HOURS

Monday: Friday: 09:00 - 17:30
Saturday: 09:00 - 13:00





SERVICES

We are advised that mains electricity, water, gas and drainage are available.

TENURE

We advised that the property is Freehold.

VIEWING

By prior appointment with Andrew Cole Estates on 01384 288 188. Our office is open 6 days a week, Monday to Friday 9.00am till 5.30pm and Saturday 9.00am till 4.00pm.

MEETING THE REQUIREMENTS

IMPORTANT INFORMATION – THE PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these particulars but they are for general guidance only and must not be relied upon. The text and photographs are for guidance and illustration purposes only and Items shown in photographs are not included, unless agreed. If there is a particular point of importance, please seek professional verification prior to exchange of contracts.

TENURE

We have been advised via the seller only of tenure and have not checked the legal title. Please obtain verification from your Solicitor.

PLANNING PERMISSIONS / BUILDING REGULATIONS

Any property with extensions, alterations or conversions – check via your Solicitor/Surveyor that the correct permissions/approvals/building regulations were sought, applied for or granted and we do not accept responsibility for the same.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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