



RE/MAX
Prime Estates



97 Hathaway Mews Elmwood Road, Stourbridge, DY8 5JT **Offers in the region of £220,000**

Presenting a substantially extended, mid-terrace mews superbly located near neighbouring countryside. This property offers a generous layout of accommodation, which has been thoughtfully extended both to the front and rear, providing ample living space.

Upon entering, you'll find an entrance hall that leads to an inner hall, providing access to the various areas of the home. The ground floor includes a convenient guest cloakroom/WC for added functionality.

One of the highlights of this property is the very large extended lounge with a dining room area, perfect for relaxation and entertaining. A rear hall leads to the extended and refitted kitchen, complete with built-in appliances.

Heading to the upper level, you'll discover three bedrooms, offering comfortable living spaces for a family. The property also includes a bathroom and airing cupboard to landing for added convenience.

To the rear of the property, you'll find a sunny and landscaped garden, providing an outdoor space to enjoy. Additionally, there's a carport and garage, adding to the property's practicality.

To the front of the property



To the front of the property there is a pathway leading from the road, further pathway leading to steps up to the entrance porch, grass to both sides and shrubs borders.

Entrance Porch

With a door leading from the front, opening to the kitchen and doors leading to WC and hallway.

Kitchen 11'3" x 8'6" (3.43m x 2.61m)



With an opening from the entrance porch, fitted with a range of wall and base units with tiled splash back, one and a half sink and drainer, space for appliances, double electric oven, gas hob with extractor hood, integrated fridge and freezer and a double glazed window to front.

Hallway

With a door leading from the entrance porch, stairs to first floor landing and a door leading to the lounge.

Lounge 23'2" x 14'11" (7.08m x 4.57m)



With a door leading from the hallway, gas fire place with decorative surround, understairs storage cupboard, double glazed window to rear, door leading to rear porch and a central heating radiator.

Landing

With stairs leading from the hallway, doors leading to various rooms, loft access and an airing cupboard for storage.

Bedroom One 12'4" x 8'11" (3.78m x 2.74m)



With a door leading from the landing, fitted wardrobe and a double glazed window to rear.

Bedroom Two 9'8" x 8'11" (2.97m x 2.74m)



With a door leading from the landing and a double glazed window to front.

Bedroom Three 9'4" x 5'10" (2.87m x 1.78m)



With a door leading from the landing, storage cupboard and a double glazed window to rear.

Bathroom 5'10" x 5'6" (1.78m x 1.70m)



With a door leading from the landing, tiled surround, bath unit with shower over, wash hand basin, WC and a double glazed window to rear.

WC

With a door leading from the entrance porch, WC, wash hand basin and a double glazed window to front.

Rear Porch

With a door leading from the lounge, tiled flooring and a door leading to the garden.

Garden

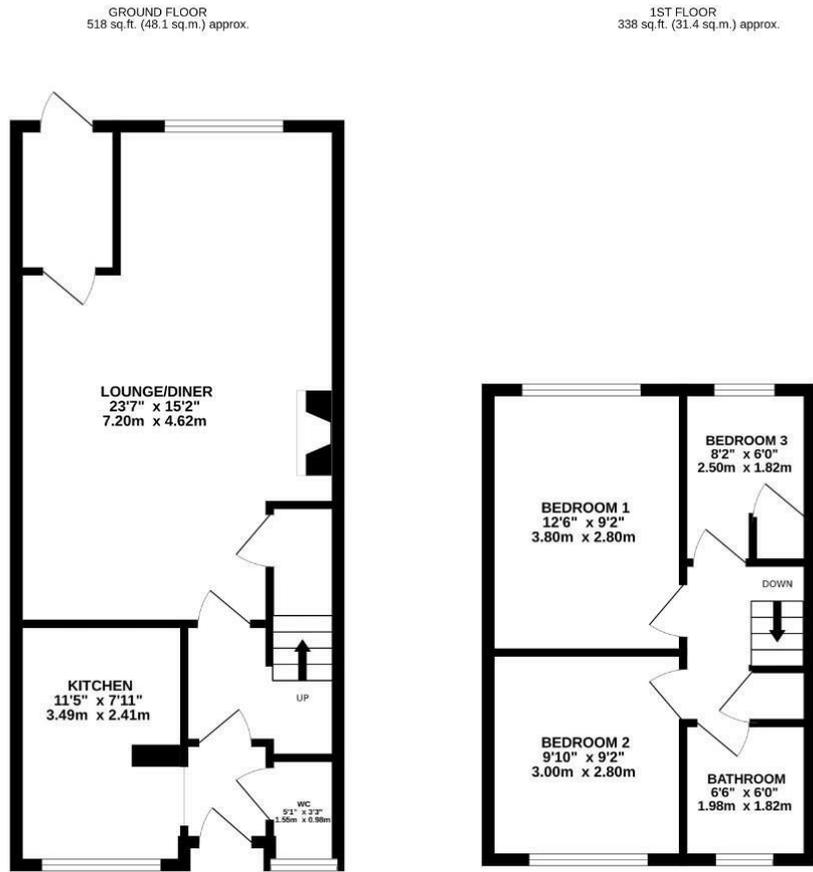


With a door leading from the rear porch, low maintenance paved patio with chipping stone and shrub borders and a gate to rear providing access to the car port, driveway and garage.

Garage 14'11" x 8'0" (4.57m x 2.44m)

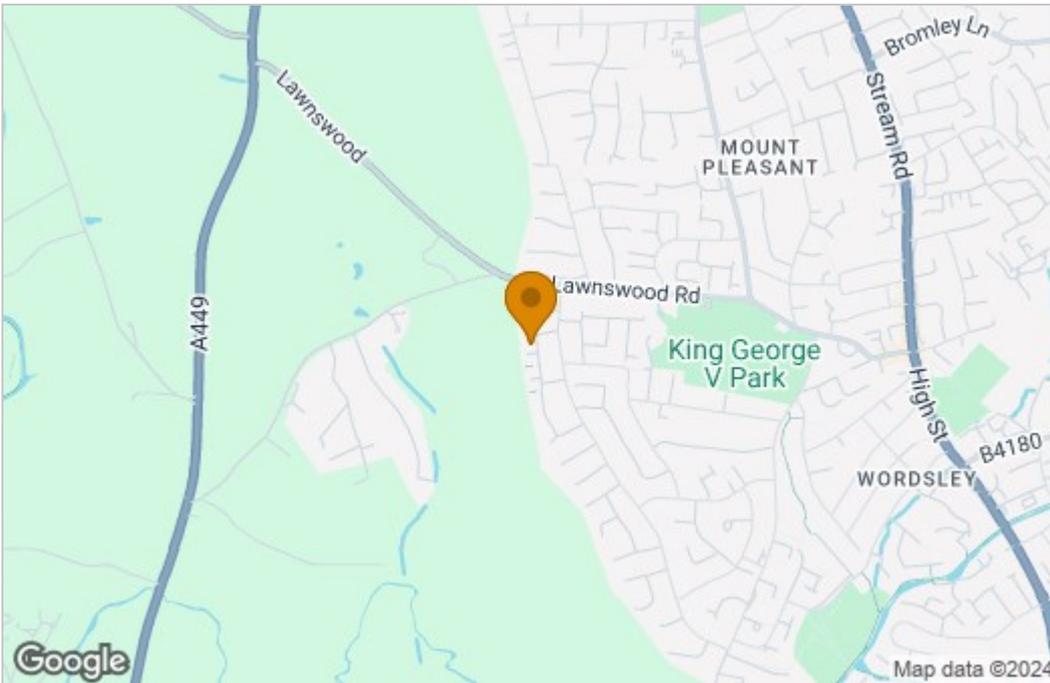
With a door to front, electrical points and space for appliances.

Floor Plan



TOTAL FLOOR AREA: 856 sq.ft. (79.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, meters and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph

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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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