



**RE/MAX**  
Prime Estates



**19 Hob Green Road, Stourbridge, DY9 9EX**  
**Offers in the region of £215,000**

This well maintained and extended two bedroom semi detached home conveniently situated within Pedmore Fields briefly comprises to the ground floor; entrance hall, modern fitted kitchen dining room, spacious lounge, separate dining room which can be used as optional third bedroom, utility facilities and a downstairs WC. Approaching the first floor; landing, two double bedrooms and a fitted family bathroom.

The property benefits from having a substantially generous rear garden due to be located on a corner plot, with side and rear gardens, off road parking and from being conveniently situated close by to amenities including Stevens Park and popular schools.

### Approach

Being situated on an imposing corner plot, with fenced garden to front with gate, a pathway leading to the front door with lawn surround

### Entrance Hall

With a door leading from the front garden, stairway leading to the first floor accommodation, doors leading to various rooms and a double glazed window to side

### Utility



With utility outlet points for laundry machinery with worktops above, built in storage solution and a double glazed window to the side

### Ground Floor Cloakroom



With a door leading from the entrance hall, hand wash basin, WC and a double glazed window to the side

### Kitchen 16'11" x 9'2" (5.16 x 2.80)



With a range of wall and base units with worktops, sink with mixer tap, built in oven and hob with extractor hood above, double opening doors into the lounge, door leading to the rear garden and dining room, double glazed window to rear and a central heating radiator

### Lounge 19'8" x 10'11" (6.01 x 3.35)



With double doors leading from the kitchen, double glazed window to the front and a central heating radiator

### Dining Room 10'3" x 10'3" (3.14 x 3.14)



With a door leading from the kitchen, double glazed window to the rear and a central heating radiator

## Landing

With stairs leading from the entrance hall, doors to various accommodation and a double glazed window to the side

## Bedroom One 13'10" x 8'9" (4.24 x 2.67)



With a door leading from the landing, built in storage cupboard, double glazed windows to the front and a central heating radiator

## Bedroom Two 10'11" x 10'5" (3.34 x 3.20)



With a door leading from the landing, built in wardrobes, a double glazed window to the rear, cupboard housing boiler and a central heating radiator

## Bathroom



With a door leading from the landing, bath with tiled surround and shower above, hand wash basin, WC, a double glazed window to the rear and a central heating radiator

## Garden



Accessed via the kitchen, with patio area to front and side, pathway around the property, doorway access to garage

## Garage



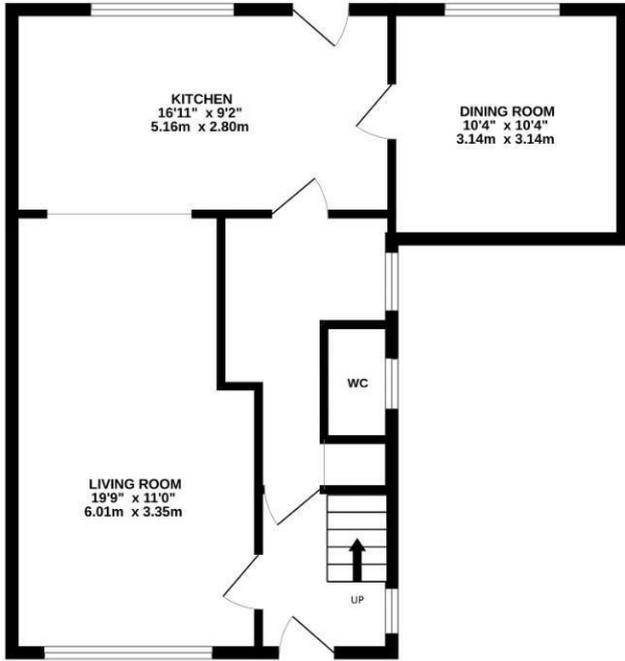
With access from Vicars Walk, up-and-over style garage door from the driveway, doorway access to garden

## Tenure- Freehold

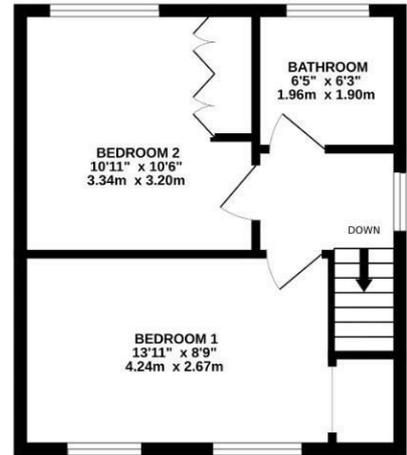
The property's tenure is referenced based on the information given by the seller. As per the seller's advice, the property is freehold. However, we suggest that buyers seek confirmation of the property's tenure through their solicitor.

# Floor Plan

GROUND FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



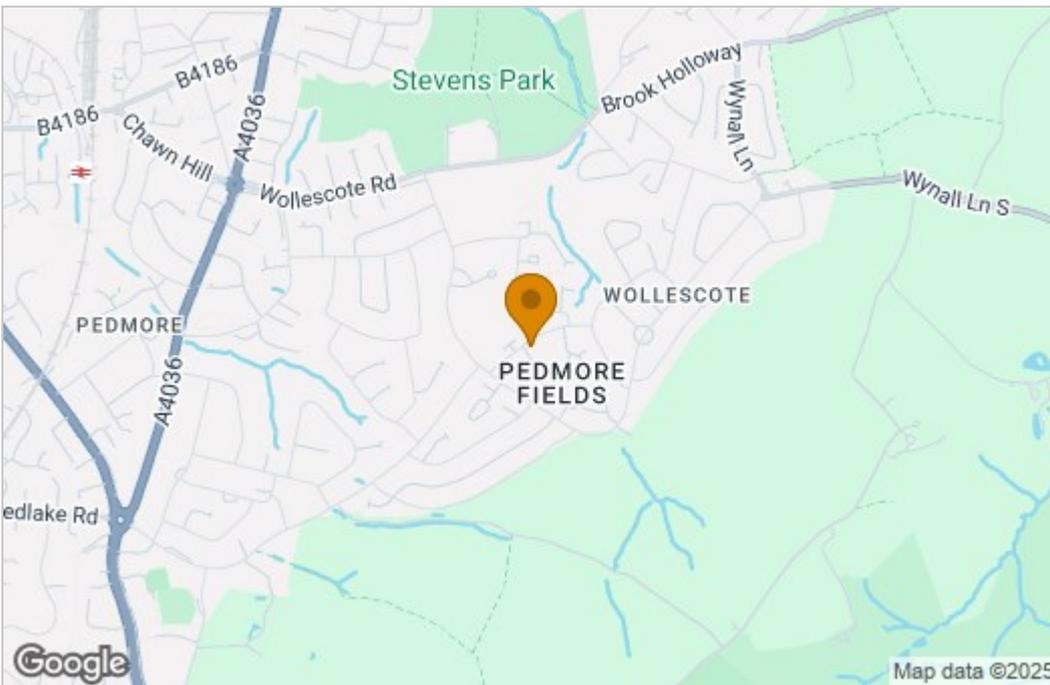
1ST FLOOR  
334 sq.ft. (31.0 sq.m.) approx.



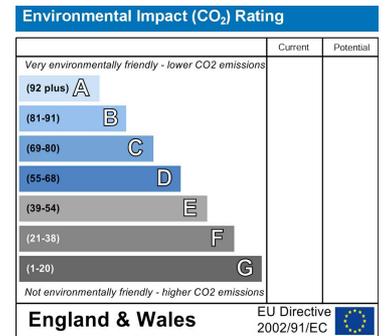
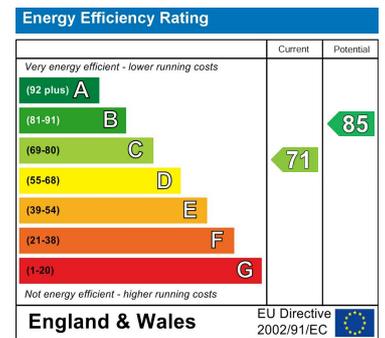
TOTAL FLOOR AREA : 929 sq.ft. (86.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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