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Prime Estates



1 Heath Farm Road, Stourbridge, DY8 3AX

Offers in excess of £350,000

Nestled in the ever desirable Heath Farm Road, Stourbridge, this modernised home presents an exceptional opportunity for prospective buyers. The property has been thoughtfully updated throughout to a superb standard, ensuring a contemporary living space that meets the demands of modern life.

One of the standout features of this home is its larger than expected South-East facing rear garden, which is particularly appealing as it occupies a corner plot. This generous outdoor space offers ample room for various activities, making it an ideal setting for families or those who enjoy gardening.

The location of this property is equally noteworthy. Stourbridge is well-regarded for its vibrant community and excellent local amenities. Residents will find a variety of shops, cafes, and restaurants within easy reach, catering to everyday needs and providing a pleasant social atmosphere. Additionally, the area boasts good transport links, making it convenient for commuting to nearby towns and cities. The property is within close walking to proximity to Mary Stevens Park and other popular Stourbridge recreational parks.

Families will appreciate the proximity to reputable schools, ensuring that educational needs are well catered for. The surrounding green spaces and parks offer opportunities for outdoor recreation, promoting a balanced lifestyle.

Approach

With a dropped kerb offering vehicle access to gravelled driveway parking area, paved pathway leading to the front door, lawn border and gate leading to the garden

Entrance Hall



With a door leading from the front, doors to various rooms, stairs ascending to the first floor, under-stairs storage cupboard, a central heating radiator and double glazed window to the side

Kitchen 13'6" x 9'11" (4.12 x 3.04)



With a door leading from the entrance hall, fitted with a range of wall and base units with worktops, integrated kitchen appliances, undermounted sink with mixer tap, a door leading to the utility area, a door leading to the rear garden and a double glazed window to the side

Utility 4'11" x 4'10" (1.5 x 1.48)



With a door leading from the kitchen, wall mounted cupboards with worktops below, a door leading to the WC and a central heating radiator

WC



With a door leading from the utility, WC, hand wash basin and central heating radiator

Living Room 16'8" x 13'3" (5.10 x 4.05)



With a door leading from the entrance hall, a double glazed window to the front, double glazed patio doors to the rear and a central heating radiator

Landing

With stairs leading from the entrance hall, doors to various rooms and a central heating radiator

Bedroom 9'6" x 14'6" (2.92 x 4.43)



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

Bedroom 9'5" x 9'5" (2.88 x 2.89)



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

Bedroom 7'1" x 11'3" (2.17 x 3.45)



With a door leading from the landing, a double glazed window to the front and a central heating radiator

Family Bathroom 6'11" x 5'6" (2.11 x 1.68)



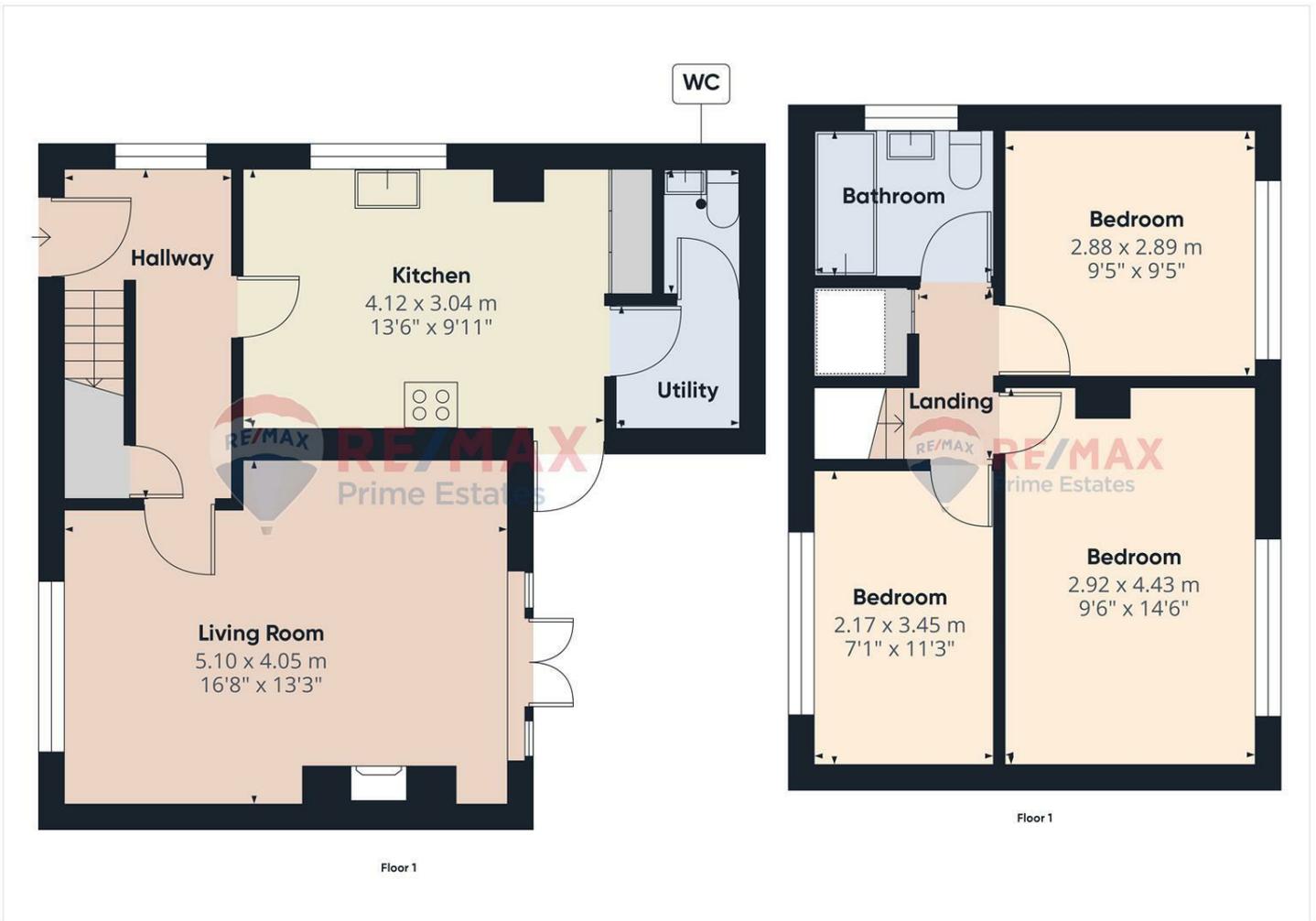
With a door leading from the landing, WC, hand wash basin, bath with shower over and glass screen, a double glazed window to the side and a central heating radiator

Garden

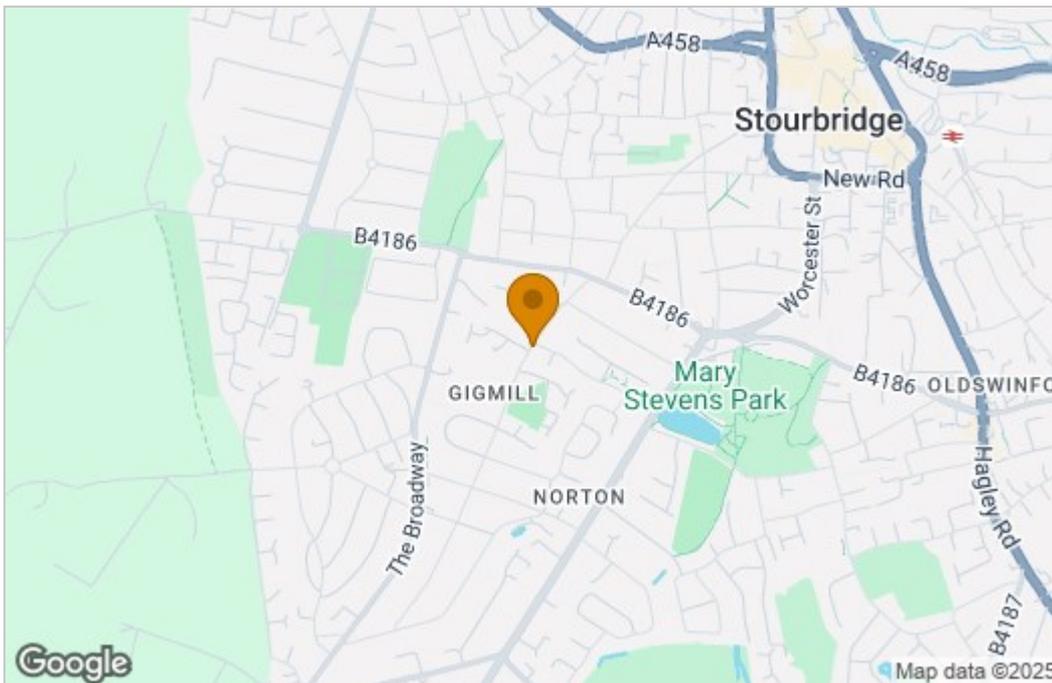


With doors from the kitchen and living room, patio area to the front with lawn beyond, garden building with sheltered seating area, further wood-chip area to the rear and a gate offering access to the driveway

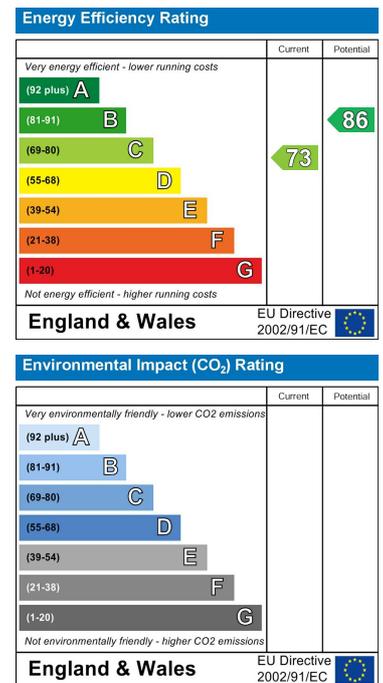
Floor Plan



Area Map



Energy Efficiency Graph



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