



**WALTON & HIPKISS**

Established 1929

*Premier Homes*

**23 Church Street, Hagley,  
Stourbridge, DY9 0NA**





Church Street is ideally situated in Hagley Village having a variety of shops, pubs, restaurants, hairdressers, schools of good repute, churches, leisure facilities, bus and railway station.

23 Church Street is an improved mid-terraced three bedroom residence situated in the heart of Hagley Village close to amenities and which offers the following accommodation: Sitting Room, Dining Room, Re-fitted Kitchen. First Floor Landing: Two Bedrooms, House Bathroom. Second Floor : Bedroom. Outside: Rear Garden and approval for Off Road Parking.

**SITTING ROOM: 11'1" x 12'1"**

Sash style window to the front, panelled radiator, open fire, picture rail, coving to ceiling, ceiling light point.

**DINING ROOM: 12'1" x 13'10"**

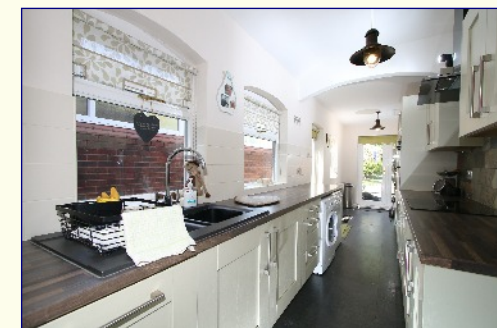
UPVC sash window to the rear, open fireplace with hearth and mantle, panelled radiator, picture rail, ceiling light point.

**KITCHEN: 6'3" x 22'9"**

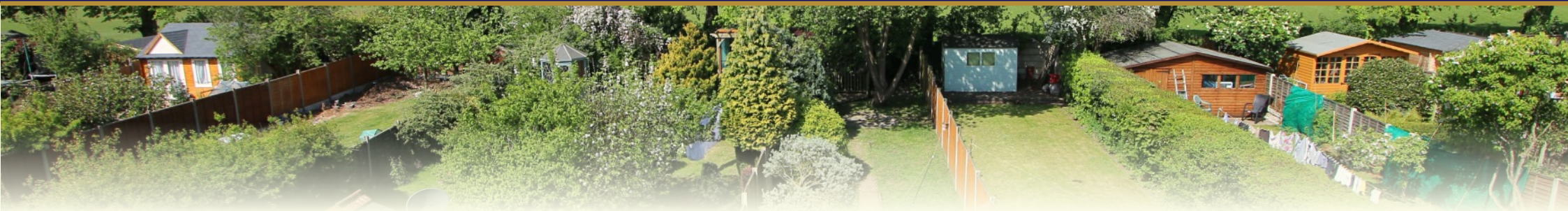
UPVC double glazed windows to the side, double doors lead out to rear garden and further door leads to side elevation, comprehensive range of drawer, wall and base units, integrated double oven, fridge freezer, Indesit hob, cooker hood above, integrated dishwasher, complementary splash back tiling, ceiling lights, power point, panelled radiator, Worcester boiler in the storage cupboard.

**CELLERETTE/STORAGE AREA:**

Being boarded.







## ON THE FIRST FLOOR

### BEDROOM 2: 12'2" max x 8'3" max

Sash style window to the front, deep skirting, power points, ceiling light point and panelled radiator.

### BATHROOM: 5'2" x 10'0"

Bath with shower above, low flush WC, pedestal wash hand basin, complementary splash back tiling, obscure UPVC window to the rear elevation, ceiling light.

### BEDROOM 3: 9'2" x 13'1"

UPVC double glazed window to the rear, panelled radiator, storage cupboard, power points, ceiling light point.

## SECOND FLOOR:

### BEDROOM 1: 10'8" max x 20'2" (restricted height)

Velux windows to the front and rear, ceiling light, panelled radiator and power points.

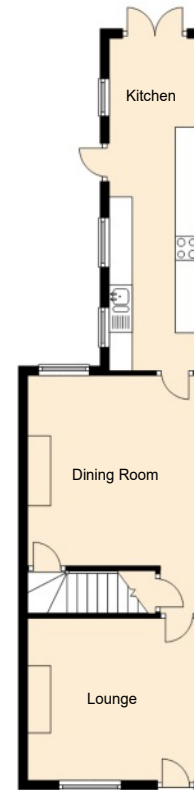
## OUTSIDE:

### REAR GARDEN:

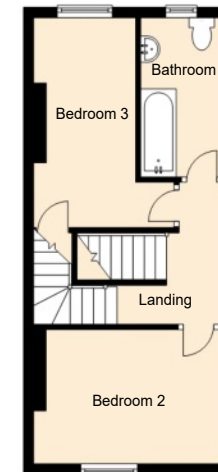
Paved patio with seating area and decking to the top of the garden, lawn, herbaceous borders and trees.



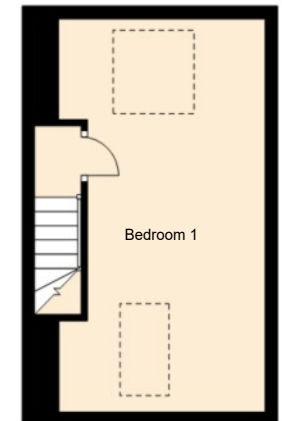




Ground Floor

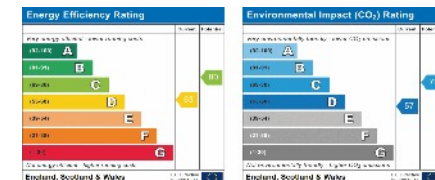


First Floor



Second Floor

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