

WALTON & HIPKISS

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Sales, Lettings & Commercial

For sale by Private Treaty

10 Clark Street Old Quarter, DY8 3UF



Offers Based On: £239,500

Walton and Hipkiss are pleased to present this beautiful end of terrace property in a sought after Old Quarter location. With three bedrooms and a contemporary edge throughout, this would make an ideal home for a family, especially considering its closeness to local schools, colleges, Stour-bridge town centre and its many travel links.

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The property is a three-bed end of terrace and is approached over a tiled frontage with pebbles to the side. Wooden door opens to porch area with front door being wooden with decorative stained glass and similar stained glass panel above. The hallway has a tiled minton-style floor, radiator with decorative radiator cover, ceiling light point and doors to downstairs storage space. Under stairs storage houses the gas and electric meters.

Front Room: **11'10" x 9'11"**

Having a UPVC bay window with fitted radiator and decorative radiator cover, dado rail and coving with picture rail and single ceiling light point. Currently with a stained wooden floor, this room has an Adam-style wooden fireplace with a brick hearth, currently housing an electric fire (not part of sale); however fireplace could house a real fire. Power points and an ariel point surround the room.

Dining Room: **13'09" x 11'11"**

Door from hallway leads into dining room having a UPVC window to the rear elevation, a wooden floor stain, fitted radiator with radiator cover, dado rail, coving and picture rail, single ceiling light point, power points, corner unit with ariel for TV and fireplace again set on a brick hearth with wooden fire surround that currently houses an aga log burner.

Dining Kitchen: **17'02" x 9'00"**

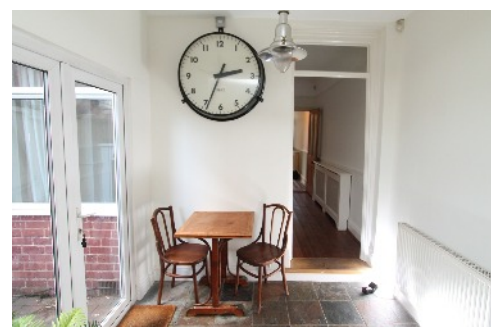
Having patio doors out into garden and UPVC window to the side elevation, tiled flooring, single ceiling spotlights and a range of base units where the Belfast sink with mixer taps over sits imbedded. In the centre of these units sits a large range master cooker having five rings and a griddle together with grill and oven (not part of sale, however if right is price achieved it may be considered). With space for a fridge freezer and washing machine, the kitchen is half tiled above the work surface, with shelving for pots and pans above.



Stairs lead from the hallway to first floor accommodation, onto an initial landing having plenty of storage. Further stairs then lead up to the main landing, having a partially boarded loft hatch above and a loft ladder that leads to ample loft storage. Landing has two fitted radiators with decorative radiator covers and dado rail. Wooden doors with two windows lead to the front bedroom.

Bedroom One: **15'02" (into wardrobe) x 11'10"**

Having a wooden floor with two UPVC windows to the front elevation, fitted radiator, coving, two fitted wardrobes, a beautiful cast iron fire place and a tiled hearth, single ceiling light point and various power points surround.





Bedroom Two: 12'01" (into recess) 11'11"

Wooden door leads in with window to rear elevation, cast iron fireplace, single ceiling light point, ample power points and a panelled wooden door to useful store cupboard/airing cupboard with old fashioned radiator useful for drying washing. This space could easily be transformed into a wardrobe.

Bedroom Three: 10'08" x 8'10"

Situated at the rear of the property, the door into the room is wooden with panels to provide added light and has a UPVC window to the side elevation, wooden floor, fitted radiator, single ceiling light point and various power points.

Wetroom: 6'06" x 5'10"

The room is three-quarter tiled with UPVC window to the side elevation, a shower curtain with Triton shower, a toilet with a basin set upon storage cupboard, fitted radiator, towel rail and spotlights in ceiling.

Garden

Accessed via a side passage between no.8 and no.10, and also via the French doors from the dining kitchen, there is a brick pathway with a beautifully curved brick border to the right hand side with mature planting, outside brick storeroom housing Worcester Bosch Combination Boiler (with a heater to stop pipework from freezing) and old fashioned style toilet. Pathway then leads on to a pebbled area with lawn and an entertaining area to the rear which has bricked slabs. Fences to both sides and an Ivy covered fence at the end, with beautiful planting with bamboo style plants. Also with an Outside water tap, outside light and outside power points.

TENURE: FREEHOLD

LOCAL AUTHORITY: DMBC

FIXTURES & FITTINGS:

All fixtures and fittings, unless specifically mentioned in these sale particulars, are strictly excluded from the sale of this property.

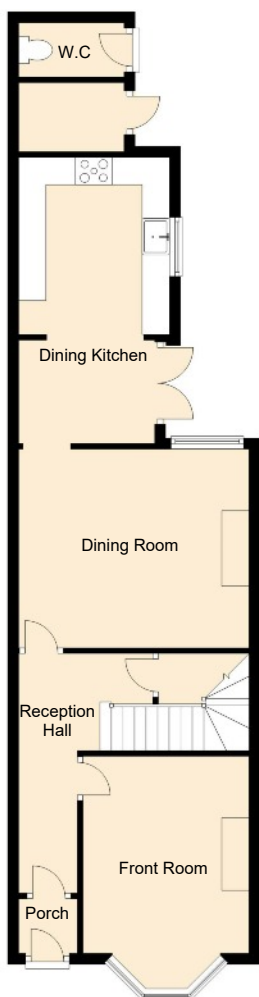
IMPORTANT NOTICE:

These particulars are not to form part of a sale contract and may be subject to errors and/ or omissions therefore prospective purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Agents have not formally verified the property's structural integrity, ownership, tenure, acreage, planning/ building regulations' status, or the availability/ operation of services and/ or appliances.

Therefore prospective purchasers are advised to seek validation of all such matters prior to expressing any formal intent to purchase. The property is sold subject to any right of way, public footpaths, easements, wayleaves, covenants, any other issues or planning/ building regulations' matters, which may affect the legal title. Consequently, prospective purchasers are advised to seek validation of all above matters, prior to expressing any formal intent to purchase. The photographs displayed on these particulars and in our offices have been taken with a digital camera. On some photographs a wide-angle lens is used to enable us to show as much detail as possible.



The floor plan is approximate & not drawn to scale, but is to be used for identification purposes only and does not form part of any contract of sale.



Ground Floor



First Floor



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| Energy Efficiency Rating | | Environmental (CO ₂) Impact Rating | |
|--|-----------|---|-----------|
| Current | Potential | Current | Potential |
| <p>Not energy efficient - lower running costs</p> <p>100-150 A</p> <p>80-100 B</p> <p>60-80 C</p> <p>40-60 D</p> <p>20-40 E</p> <p>1-10 F</p> <p>0-10 G</p> <p>Not energy efficient - higher running costs</p> | | <p>Very environmentally friendly - lower CO₂ emissions</p> <p>100-100 A</p> <p>80-100 B</p> <p>60-80 C</p> <p>40-60 D</p> <p>20-40 E</p> <p>1-10 F</p> <p>0-10 G</p> <p>Not environmentally friendly - higher CO₂ emissions</p> | |
| | 78 | | 73 |
| | 49 | | 41 |
| Scotland EU Directive 2002/91/EC | | Scotland EU Directive 2002/91/EC | |

The EPC is available to download from the online details, related to this property at www.waltonandhipkiss.co.uk