



## Allan Close, Amblecote

Stourbridge, DY8 4BB

**Offers In Region Of £199,950**

Having been successfully extended and converted this four bed family home is perfect for a growing family. We realise the bedrooms are not exactly cavernous, but they are plenty big enough to sleep in and let's face it having your own smallish bedroom is far better than being made to share - especially when you're a teenager!

The property is beautifully presented throughout and is ready for you to simply pop your furniture down and hang your pictures on the walls and it will be like it's always been yours. There is a nice welcoming hallway, large lounge which leads directly through to the sun room. The garage has been converted to extend the kitchen, which is now a fabulous space with a dining area and a separate utility room. Upstairs there are four bedrooms and the house bathroom.

Externally there is a drive to the front, pedestrian access to the side and a decent sized lawn garden to the rear.



# Property Features

- **Four Bedrooms**
- **Two Reception Rooms**
- **Large Dining Kitchen**
- **Utility Room**
- **Off Road Parking**
- **Private Rear Garden**
- **Popular Location**
- **Cul-de-sac**

## Full Description

### ENTRANCE HALL

### LOUNGE

13' 11" x 14' 9" (4.26m x 4.52m) With French doors to the rear aspect opening through to the sun room, feature electric fire and surround, radiator, and ceiling light point

### KITCHEN/DINER

15' 7" max x 14' 9" max (4.75m x 4.51m) Well presented L-Shaped room having a range of upper and lower fitted kitchen units, ceramic sink, integrated dish washer, range cooker with matching extractor hood, area for a dining table, double glazed window to the front aspect and door through to

### UTILITY ROOM

6' 1" x 7' 3" (1.87m x 2.21m) With double glazed window to the front aspect, plumbing for washing machine

### SUN ROOM

9' 6" x 14' 5" (2.92m x 4.41m) This versatile room is currently being used as a fifth bedroom but is equally suited to use as a dining room or maybe a children's play room

### BEDROOM

11' 4" x 8' 11" (3.47m x 2.73m) With double glazed window to the rear aspect, radiator and ceiling light point

### BEDROOM

12' 11" x 5' 7" (3.95m x 1.71m) Currently used as a dressing room but would certainly make a great sized single bedroom

### BEDROOM

5' 11" x 11' 2" (1.82m x 3.42m) With double glazed window to the front aspect, radiator and ceiling light point

### BEDROOM

8' 0" x 8' 7" (2.44m x 2.64m) (measurements to wardrobe fronts)

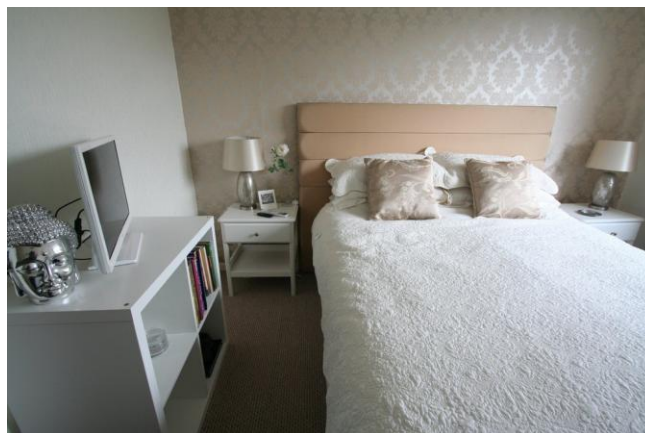
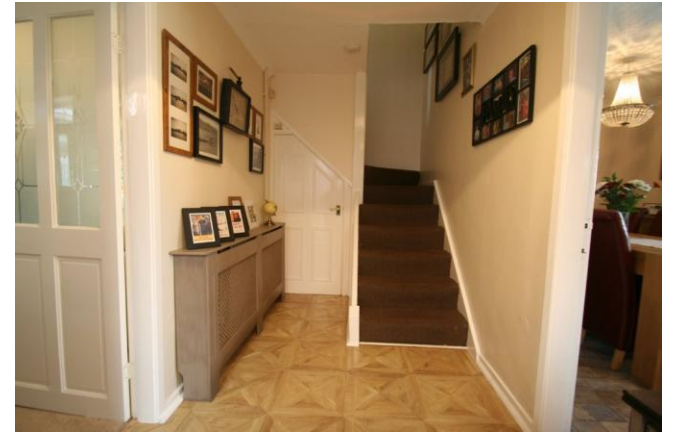
With double glazed window to the front aspect, radiator and ceiling light point

### OUTSIDE

To the rear is an attractive and relatively low maintenance garden and to the front is a driveway that provides off road parking for a number of vehicles







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