



## Jardine Close

Stourbridge DY8 4AT

Offers In Region Of £210,000

As one of the original show homes for the development this spacious family home is finished to the highest of standards and has its accommodation neatly laid out over three floors; including, entrance hall, guest WC, lounge, kitchen diner, master bedroom with en-suite shower room, three further bedrooms and house bathroom, with parking to the fore and a well presented landscaped rear garden.

The property is available with no onward chain. A viewing comes highly recommended.



# Property Features

- Semi Detached
- Original Showhome
- Master Bedroom with En-Suite
- Three Further Bedrooms
- Popular Location
- Breakfast Kitchen
- Private Rear Garden
- Guest WC
- Off Road Parking

## Full Description

### ENTRANCE HALL

With wood laminate flooring, radiator, stairs to the first floor, ceiling light point

### GUEST WC

With low level WC, wash hand basin and ceiling light point

### BREAKFAST KITCHEN

16' 9" x 6' 1" (5.13m x 1.87m) With a double glazed window to the front aspect and fitted with a range of wall and base cupboards with complimentary work surfaces over, inset one and a half bowl stainless steel sink and drainer unit with mixer tap over, plumbing for washing machine and a dishwasher, electric oven and gas hob with extractor hood over, tiled splash backs, radiator and ceiling light point

### LOUNGE

13' 6" x 12' 11" (4.13m x 3.95m) With French Doors opening out to the rear garden, radiator, TV point, electric fire and ceiling light point

### FIRST FLOOR LANDING

With double glazed windows to both the front and side aspect this landing is bathed in natural light whatever the weather outside, radiator and two ceiling light points

### BEDROOM

12' 4" x 12' 9" (3.77m x 3.91m) With double glazed window to the rear aspect, radiator and ceiling light point

### BATHROOM

6' 7" x 6' 2" (2.03m x 1.88m) Fitted with a white suite comprising of; low level WC, wash hand basin, panelled bath with shower over and a glass screen, tiled splash backs and tiled floor, radiator and ceiling spot lights

### BEDROOM

12' 4" x 6' 2" (3.77m x 1.9m) With double glazed window to the front aspect, radiator and ceiling light point

### MASTER BEDROOM

15' 3" x 12' 11" (4.67m x 3.94m) With double glazed window to the rear aspect, fitted wardrobes, radiator and ceiling light point

### ENSUITE

7' 6" x 3' 8" (2.29m x 1.12m) With a low level WC, wash hand basin, shower cubicle, tiled splash backs, radiator and ceiling light point

### BEDROOM

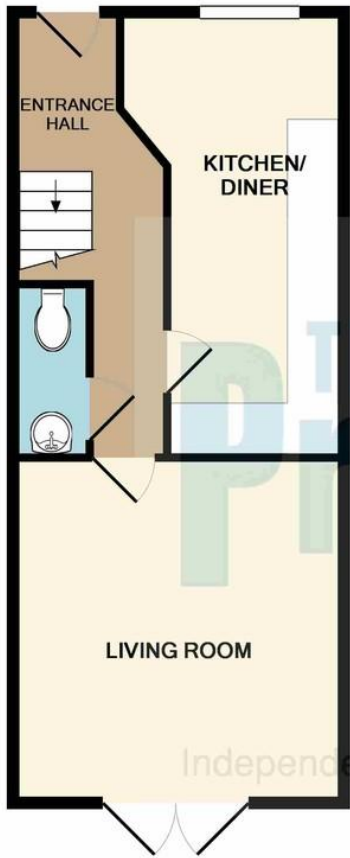
11' 8" x 9' 3" (3.57m x 2.83m) With double glazed window to the front aspect, radiator, airing cupboard and ceiling light point

### OUTSIDE

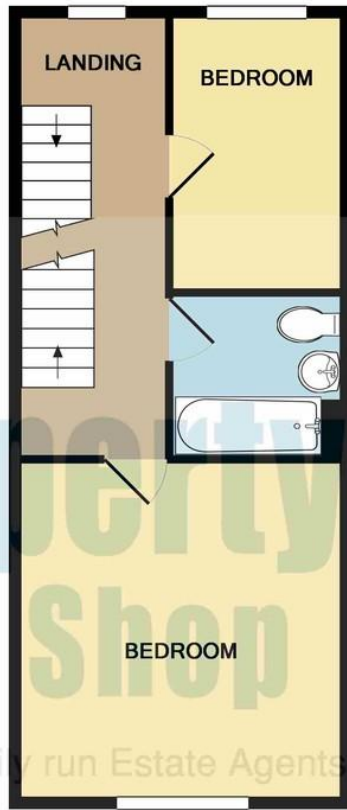
To the front is a small lawn garden and a generous sized tarmac drive providing off road parking for a number of vehicles. To the rear is a landscaped easily maintained garden with gated access to the front



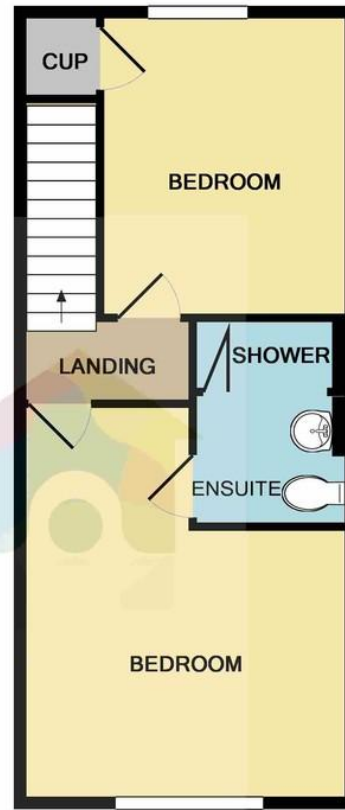




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	82 84

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	81 82

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