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&L

1 Stokesay Avenue

Perton | WV6 7RS | Offers In Excess Of £300,000

ROYSTON
& LUND

- MODERN THREE BED DETACHED FAMILY RESIDENCE
- STYLISH KITCHEN DINER
- DRIVEWAY & GARAGE
- PRICED TO SELL
- VIEWINGS HIGHLY ADVISED!
- LOUNGE
- FRONT & REAR GARDENS
- EXCELLENT LOCATION
- WELL MAINTAINED THROUGHOUT
- FREEHOLD





Situated on the charming Stokesay Avenue in Perton, this outstanding three-bedroom detached family residence offers a perfect blend of comfort and style. The property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests.

The heart of the home is undoubtedly the stylish kitchen diner, which provides a welcoming space for family meals and gatherings. The well-designed layout ensures that the kitchen is both functional and aesthetically pleasing, making it a joy to cook and dine in.

The property features three well-proportioned bedrooms, providing ample space for family living or guest accommodation. The bathroom is conveniently located, catering to the needs of the household with ease.

Outside, the front driveway offers parking for up to two vehicles, ensuring that you and your guests will never be short of space. Additionally, the garage provides further storage options or can be used for parking.

This delightful home is perfect for families seeking a peaceful yet convenient location. With viewings highly advised, this property is not to be missed. Embrace the opportunity to make this charming residence your own and enjoy all that it has to offer.

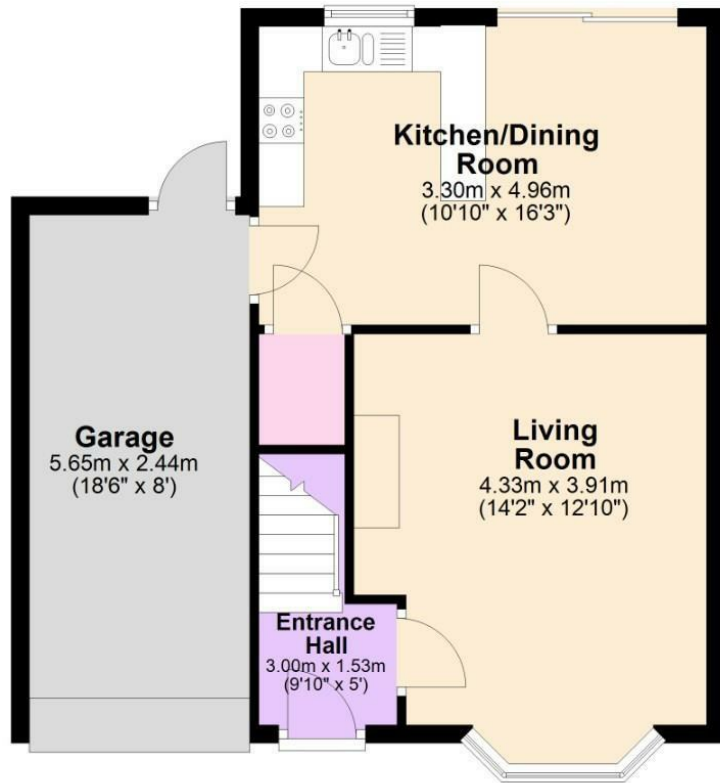




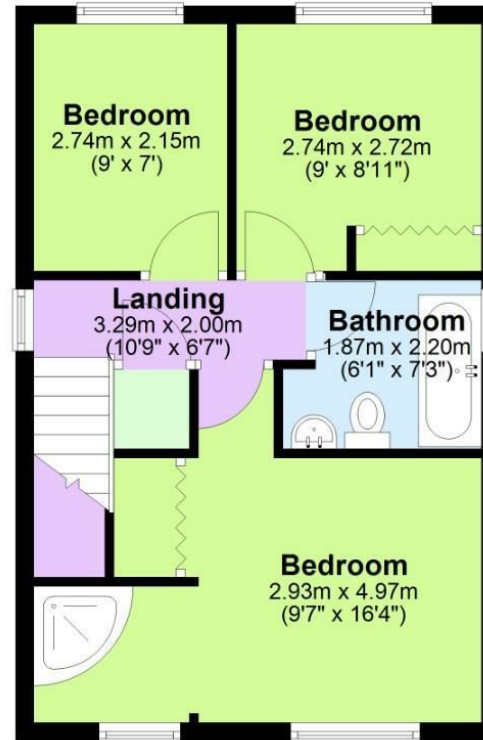
EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D	65		76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Ground Floor
Approx. 53.0 sq. metres (570.1 sq. feet)



First Floor
Approx. 38.4 sq. metres (412.8 sq. feet)



Total area: approx. 91.3 sq. metres (982.9 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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