

**AP MORGAN**



**Talbot Street, Lye, Stourbridge**  
£1,200 per month

**Features:**

- **\*\*AVAILABLE NOW\*\***
- Three storey end of terrace property
- Four spacious bedrooms
- Great lounge space
- Well-fit kitchen
- Well-presented rear garden
- Driveway
- Perfect family home

**Description:**

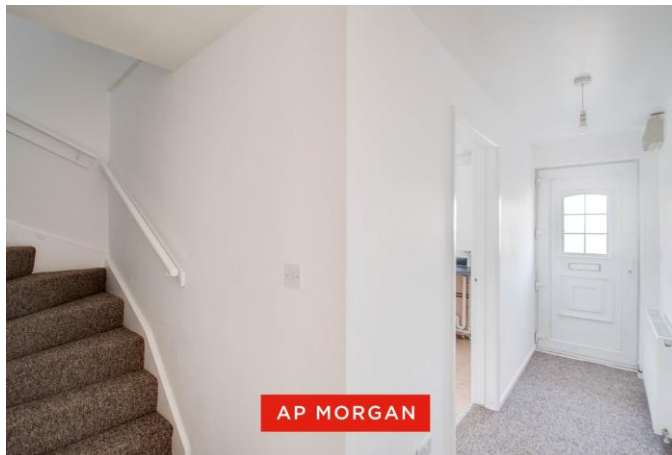
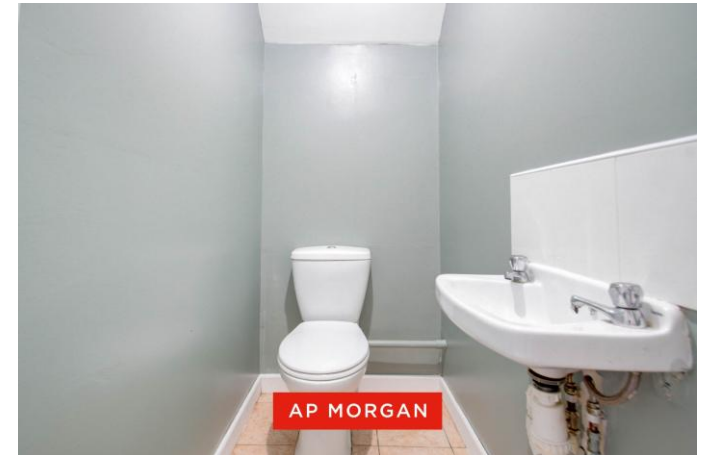
Welcoming to the rental market is this well-presented, newly refurbished three-storey end-of-terrace property, offering four spacious bedrooms, a well-fitted kitchen, a generous lounge, a family bathroom and WC, a well-presented rear garden, and a driveway, situated in Lye, Stourbridge.

On arrival, the property features a driveway at the front suitable for one vehicle, with additional on-street parking available across the road, ideal for visitors.

Upon entry, the ground floor leads into the entrance hall, which provides access to all downstairs rooms, as well as stairs rising to the first floor. To the right is the kitchen, fitted with ample storage and worktop space, an oven with an induction hob, and space for freestanding appliances. Beyond the kitchen are the stairs, with a WC conveniently located underneath, comprising a toilet and wash basin. At the rear of the property is the lounge, offering a great space for relaxation, with French doors opening onto the rear garden.

On the first floor, there is a spacious landing with a storage cupboard. This level includes bedroom one, a generous double with space for storage units; bedroom four, a single room; and the family bathroom, fitted with a toilet, wash basin, and bathtub with an overhead shower.

The second floor comprises a landing leading to two further bedrooms, both doubles with ample storage space. Bedroom two benefits from skylights, while bedroom three features a window overlooking the rear garden.



The garden begins with a small patio area suitable for outdoor furniture, with the remainder laid to lawn and enclosed by fencing and a brick wall.

Situated in Lye, Stourbridge, the property benefits from close proximity to local amenities, schools, and public transport links. With a vibrant community and easy access to nearby towns and Birmingham city centre, it is an ideal location for those seeking convenient living.

**Details:**

**Hall**

**Kitchen** 10'5" x 8'4" (3.18m x 2.54m)

**Lounge** 11'9" x 12'2" (3.58m x 3.7m)

**WC**

**Landing**

**Bedroom One** 10'6" x 11'11" (3.2m x 3.63m)

**Bedroom Four** 11'9" x 6'5" (3.58m x 1.96m)

**Bathroom** 8'3" x 5'2" (2.51m x 1.57m)

**Landing**

**Bedroom Two** 9'11" x 11'11" (3.02m x 3.63m)

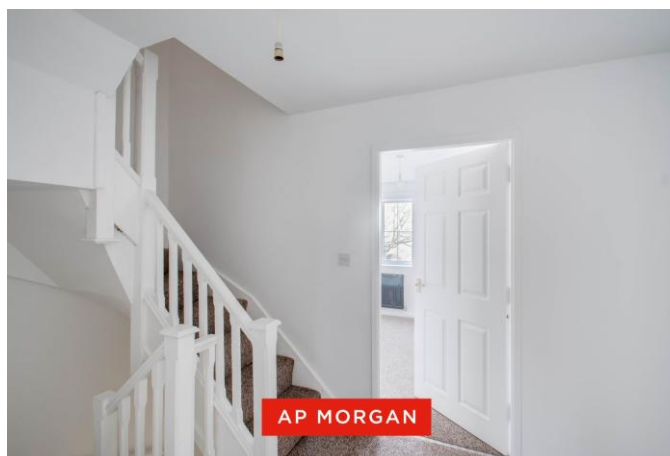
**Bedroom Three** 8'3" x 11'11" (2.51m x 3.63m)

**EPC Rating:** C

**Council Tax Band:** B (tbc by solicitors).

**Tenure:** To be advised (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.



## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01384 319 400, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

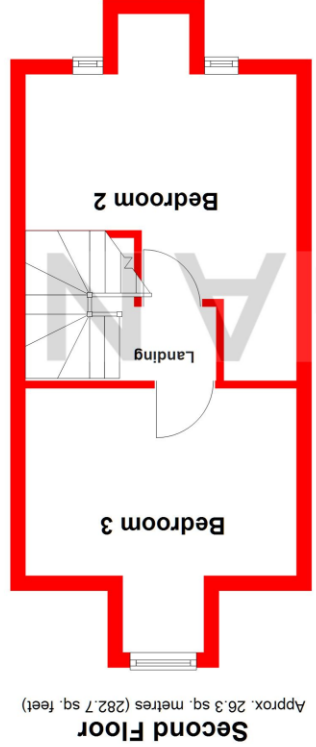
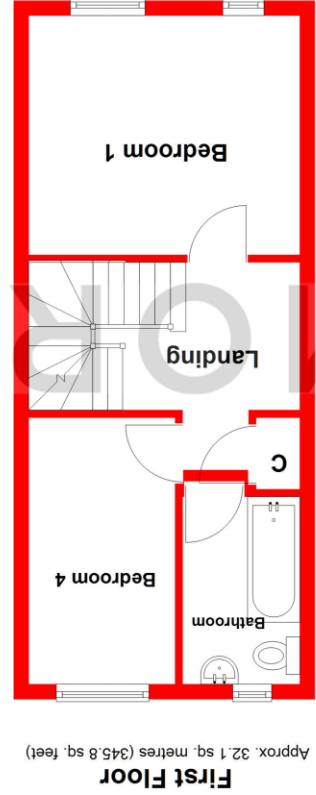
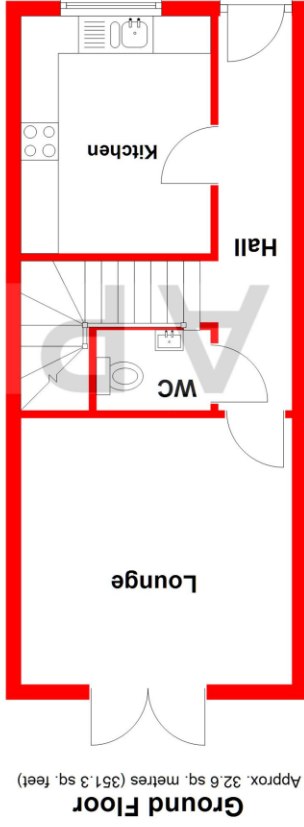
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Need a removal company and storage?

A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.



Total area: approx. 91.0 sq. metres (979.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. Plan produced using PlanUp.

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