

AP MORGAN



St. Leonards Square, Clent, Stourbridge
£1,000 per month

Features:

- End of terrace cottage
- One double bedroom
- Spacious lounge
- Well-fit kitchen
- On-street parking
- Sought-after location

Description:

Welcoming to the rental market is this fantastic end-of-terrace cottage, offering one double bedroom, a spacious lounge with a log burner, a well-fitted kitchen/diner, an additional seating area on the top floor, and on-street parking to the front. The property is situated in the highly sought-after area of Clent, Stourbridge.

On arrival, the property offers parking to the front, ideal for residents and visitors, along with gated access to a front patio area leading to the entrance.

Upon entry, the ground floor opens into the kitchen/diner, fitted with ample storage and worktop space, an integrated oven with electric hob, and space for a dining table. The kitchen/diner leads into the lounge, a comfortable living space featuring a log burner, stairs rising to the first floor, and access to a cellar beneath the stairs, providing additional storage.

The first floor leads directly into the bedroom, a spacious double room with stairs rising to the second floor, offering a versatile additional seating or storage area. The bedroom also provides access to the bathroom, which is well-equipped with a toilet, wash basin, shower cubicle, and multiple storage cupboards.

Situated in the sought-after area of Clent, Stourbridge, the property is within easy reach of village pubs, cafés, and convenience stores. It also benefits from excellent road links to the M5 motorway, as well as nearby rail connections from Stourbridge Junction railway station, making it ideal for commuters.



Details:

Kitchen/Diner 8'11" x 12'6" (2.72m x 3.8m) Both Max

Lounge 12'5" x 13' (3.78m x 3.96m) Both Max

Bedroom 11'1" x 13' (3.38m x 3.96m)

Bathroom 8'11" x 8'10" (2.72m x 2.7m)

Sitting Room 11'1" x 2.57 (3.38m x 2.57) Both Max

Cellar 8'8" x 5'10" (2.64m x 1.78m)

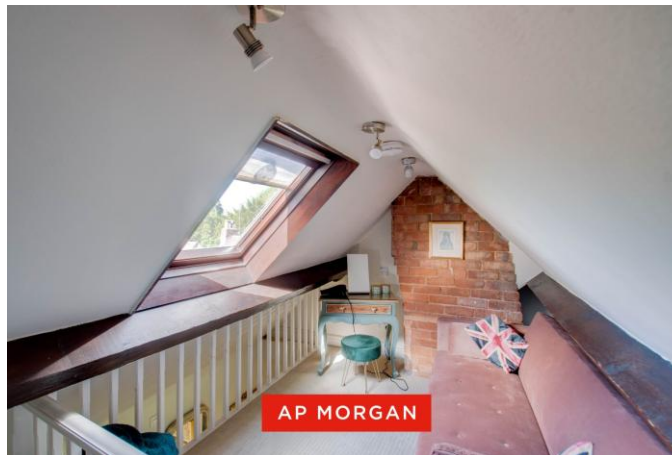


EPC Rating: To be confirmed

Council Tax Band: C (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

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.

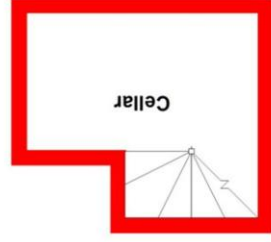
Need a solicitor?

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.

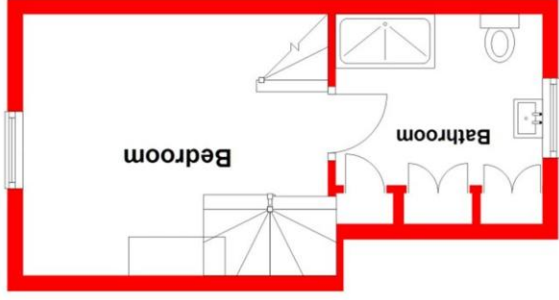
Need a removal company and storage?

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, to arrange a survey.

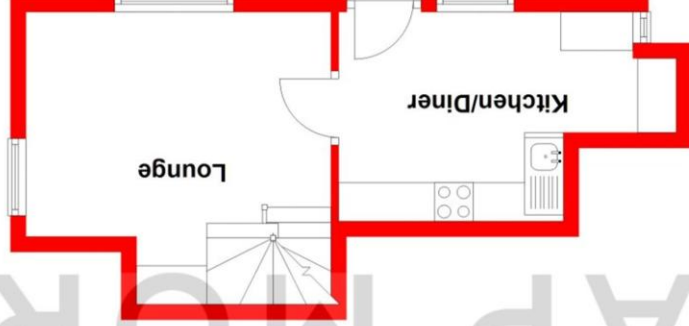
Basement
Approx. 6.8 sq. metres (73.1 sq. feet)



First Floor
Approx. 21.0 sq. metres (225.5 sq. feet)



Ground Floor
Approx. 23.7 sq. metres (254.7 sq. feet)



Second Floor
Approx. 8.7 sq. metres (93.9 sq. feet)



Total area: approx. 60.1 sq. metres (647.2 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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