

**AP MORGAN**



**Richardson Drive, Stourbridge, West Midlands**  
Guide Price £300,000

**Features:**

- Semi-detached property
- Three spacious bedrooms
- Master bedroom with en-suite
- Well-fit modern kitchen
- Generous sized lounge
- Family bathroom and downstairs WC
- Well-presented conservatory with log burner
- Large driveway with single garage

**Description:**

\*\*\* Guide Price £300,000 - £325,000 \*\*\*

Welcoming you to this well-presented semi-detached home situated in Amblecote, Stourbridge, offering three spacious bedrooms, a generous lounge, a well-equipped kitchen, a family bathroom, WC, and en-suite, as well as the benefits of a large driveway and a single garage.

On arrival, the property showcases a large driveway suitable for multiple vehicles, along with a single garage, ideal for additional parking or storage. To the left, there is a pathway down the side of the property with a gate providing direct access to the rear garden.

Upon entry, you are welcomed into the entrance hall, with a WC to the left, fitted with a toilet and wash basin. The stairs rise to the first floor, with a useful storage cupboard underneath. To the right is the kitchen, fitted with ample storage and worktop space, an integrated dishwasher, and a freestanding cooker and fridge/freezer. At the end of the hall is the lounge, offering a generous and comfortable living space. Leading from here through French doors is the fantastic conservatory, providing a further area for relaxation. It is fitted with a log burner and offers ample space for furniture and family entertainment, as well as an additional set of French doors opening onto the rear garden. The conservatory leads into the dining room, an excellent space for a family dining table, which also benefits from a door providing access to the garage.

The first floor comprises a landing leading to the master bedroom, a generous double fitted with a large sliding-door wardrobe, a storage cupboard, and an en-suite fitted with a toilet, wash basin, and shower cubicle. The property also offers two further bedrooms: another double with a fitted wardrobe, and a third bedroom suitable for a single bed, also benefitting from a sliding-door wardrobe.



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The rear garden opens onto a patio area, providing a great space for outdoor furniture and dining. At the end of the garden are two sheds, ideal for additional storage. The remainder of the garden is laid to lawn and enclosed by fencing.

Situated in Amblecote, Stourbridge, this property is ideally located for families due to its close proximity to well-regarded local schools. Both Wollaston and Stourbridge are nearby, offering a range of local shops, amenities, and supermarkets. For commuters, there are excellent road links to Stourbridge Junction, Merry Hill, and Birmingham.

**Details:**

**Hall**

**Kitchen** 12' x 8'9" (3.66m x 2.67m)

**WC**

**Lounge** 12' x 14'10" (3.66m x 4.52m)

**Conservatory** 13'2" x 22'8" (4.01m x 6.9m) Both Max

**Dining Room** 11' x 7'7" (3.35m x 2.3m)

**Garage** 11'5" x 7'10" (3.48m x 2.4m)

**Landing**

**Master Bedroom** 10'5" x 11'1" (3.18m x 3.38m) Both Max

**En-suite** 5'1" x 5'9" (1.55m x 1.75m)

**Bedroom Two** 16'8" x 7'4" (5.08m x 2.24m)

**Bedroom Three** 6'7" x 16'8" (2m x 5.08m)

**Bathroom** 12'1" x 5'9" (3.68m x 1.75m)

**EPC Rating:** D

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

**Tenure:** Freehold (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?

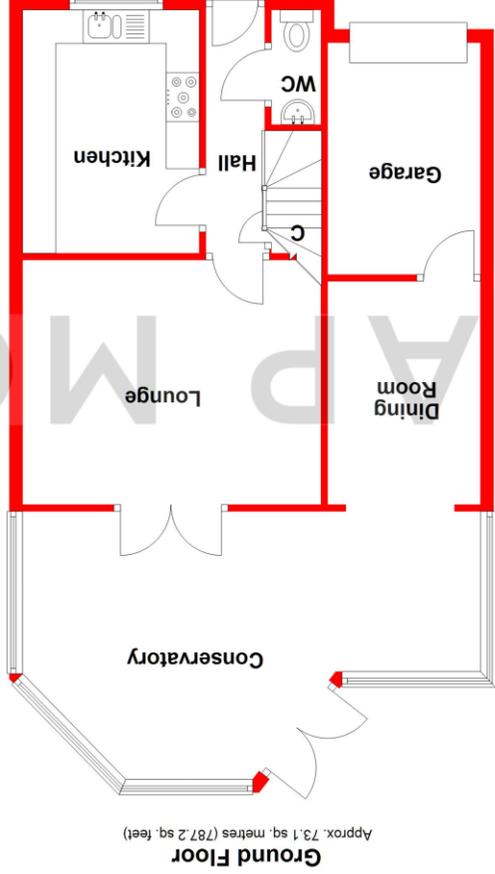
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a solicitor?

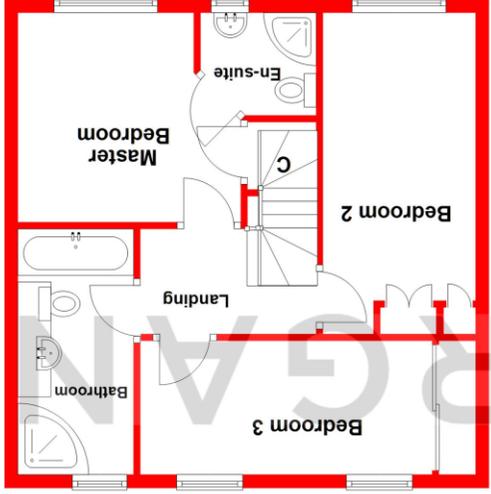
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Ground Floor  
Approx. 73.1 sq. metres (787.2 sq. feet)



First Floor  
Approx. 48.6 sq. metres (523.1 sq. feet)

Total area: approx. 121.7 sq. metres (1310.3 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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