

AP MORGAN



Brierley Hill Road, Wordsley, Stourbridge
Asking Price £270,000

Features:

- Extended semi-detached home
- Double garage and parking available to rear
- Three bedrooms
- Stylish fitted kitchen
- Spacious lounge
- Formal dining room
- Family shower room
- South facing rear garden

Description:

Situated in a popular and well-connected location in Wordsley, Stourbridge, this extended three-bedroom semi-detached family home benefits from two sizeable garages and parking options to the rear.

The property is set back from the road by an extensive split-level frontage overlooking lawns, with a pathway leading to the front door.

Once inside, the well-laid-out interior briefly comprises a good-sized initial porch/boot room with a door leading into the entrance hallway. The spacious lounge features a bow bay window to the front aspect and a gas fireplace. The stylish fitted Avanti kitchen, re-fitted last year, incorporates a range of sleek cabinetry, an inset sink with separate drainer, and an integral oven with gas hob over. The extended kitchen flows seamlessly into the formal dining room, which also offers enough space for a small study area and features double-glazed French doors opening out to the rear.

Rising upstairs, the first-floor landing has doors leading off to double bedroom one, which offers elevated views to the frontage and Wordsley Church beyond. Double bedroom two enjoys views across the rear garden and towards the iconic Red House Glass Cone, while bedroom three is a single room. There is also a well-presented shower room.

Outside to the rear, the property enjoys a well-maintained, enclosed south-facing garden laid initially to a paved seating area. A pathway flanked by lawns with planted borders leads to the versatile and spacious garages and workshop at the rear, ideal for parking multiple cars or bikes, and featuring a rear access door to the service road behind.



Situated in a well-regarded residential area of Stourbridge, the property offers easy access to local bus routes into Stourbridge, Kingswinford, Dudley, and Wolverhampton, as well as nearby pubs, shops, and canalside walks. A range of well-regarded schools, local parks, and everyday amenities are close by, with Stourbridge town centre also within easy reach, offering excellent shopping, dining, and leisure facilities.

Details:

Porch 1.60 x 1.71

Hall

Lounge 4.65 x 3.87

Kitchen 4.66 x 2.15

Dining Room 4.66 x 2.61

Garage One 6.55 x 3.45

Workshop 1.93 x 2.29

Garage Two 4.78 x 2.29

First Floor Landing

Bedroom One 4.04 x 2.92

Bedroom Two 3.19 x 2.92

Bedroom Three 2.20 x 1.97

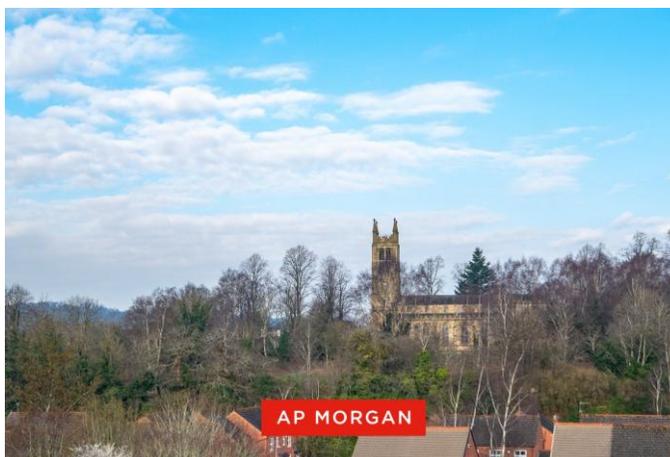
Shower Room 1.64 x 1.91

EPC Rating: To be confirmed

Council Tax Band: B (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

Property to sell?

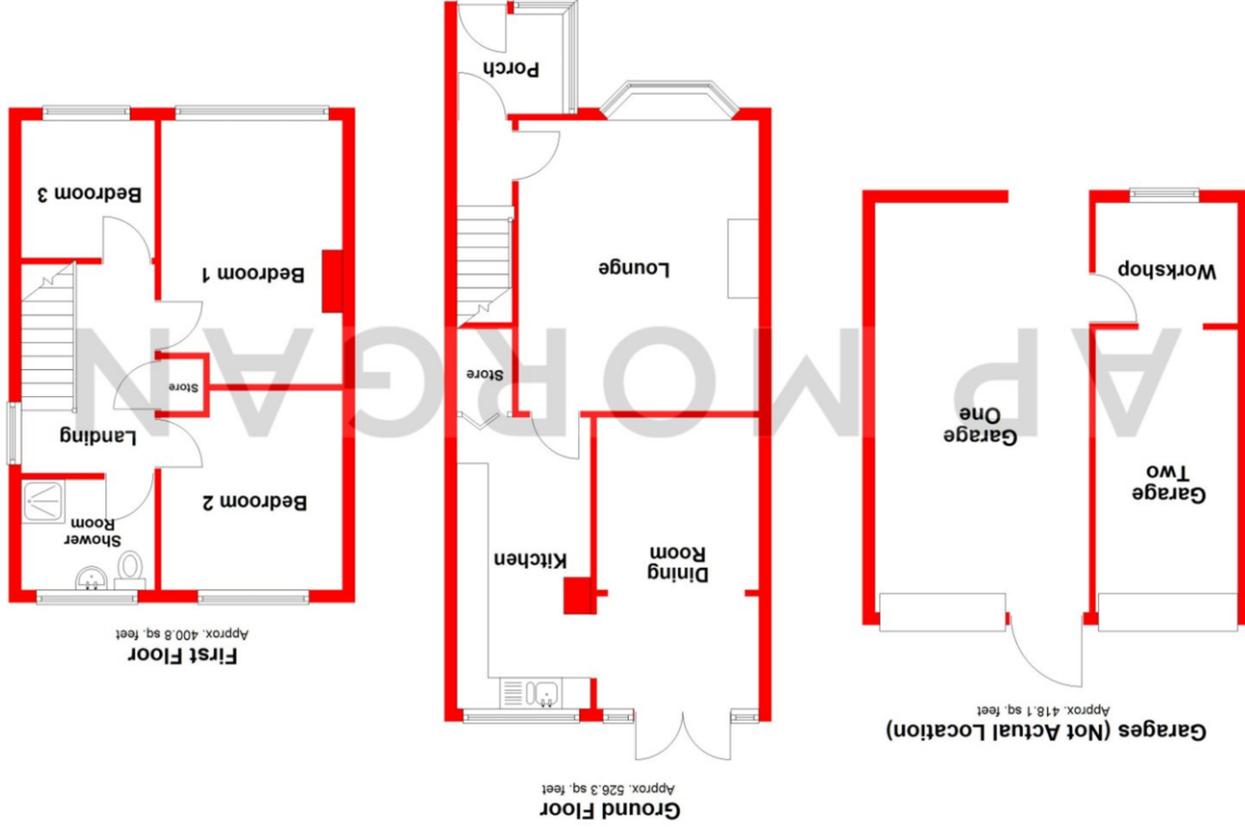
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



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 Planipz.

Total area: approx. 1345.2 sq. feet

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.