

**AP MORGAN**



**Romsley Road, Stourbridge, West Midlands**  
Asking Price £200,000

### Features:

- \*\*OFFERED WITH NO ONWARD CHAIN\*\*
- Semi-detached bungalow
- Two bedrooms
- Spacious lounge and dining room
- Well-fit kitchen
- Great sun room and utility
- Driveway
- Sought-after location

### Description:

**\*\*OFFERED WITH NO ONWARD CHAIN\*\***

Introducing this semi-detached bungalow offering two bedrooms, a spacious lounge and dining room, a well-fitted kitchen, a lovely sunroom, and a utility room, along with the benefit of a driveway, situated in Stourbridge.

On arrival, the property presents a driveway suitable for multiple vehicles, with a pathway down the side allowing access to the property via the main entrance hall and the utility room. This area also offers a great space for bin storage.

Upon entering the hallway, you are led into the spacious lounge, providing a comfortable living area complete with a gas fireplace. The dining room follows on from here and leads into the sunroom, offering an additional space for relaxation. The kitchen is well-fitted with ample storage and worktop space, as well as room for freestanding appliances. From here, you enter the utility room, which provides additional worktop space and room for further freestanding and utility appliances, with a door to the rear garden and another to the front of the property.

Returning to the hallway, you will find the first bedroom, a spacious double with fitted wardrobes and overhead cupboards, and a second bedroom, a single room also featuring a fitted wardrobe. Both rooms include large windows, allowing plenty of natural light to flow through. The hallway also leads to the bathroom, fitted with a toilet, wash basin, and shower cubicle, with space for a storage cabinet. The property is also inclusive of solar panels on the roof and the boiler situated in the loft space.



The rear garden initially opens onto a covered patio area, including a shed ideal for garden storage. This leads up to an additional patio bordered with pebbles, offering a great space for outdoor furniture and dining. At the end of the garden, there is a greenhouse with bordering trees and shrubbery, all enclosed by fencing.

This property is ideally situated for a range of local shops and amenities in Stourbridge town centre. For commuters, Stourbridge Junction is close by, providing routes to Birmingham and Worcester. The M5 is also easily accessible. For families, there is a range of local schooling available for all ages.

#### Details:

##### Hall

Lounge 12'3" x 13'10" (3.73m x 4.22m)

Dining Room 10'2" x 6'2" (3.1m x 1.88m)

Sunroom 12'3" x 5'10" (3.73m x 1.78m)

Kitchen 7'1" x 9'8" (2.16m x 2.95m)

Utility 6'9" x 10' (2.06m x 3.05m)

Bedroom One 12'3" x 13'10" (3.73m x 4.22m)

Bedroom Two 8' x 10'8" (2.44m x 3.25m)

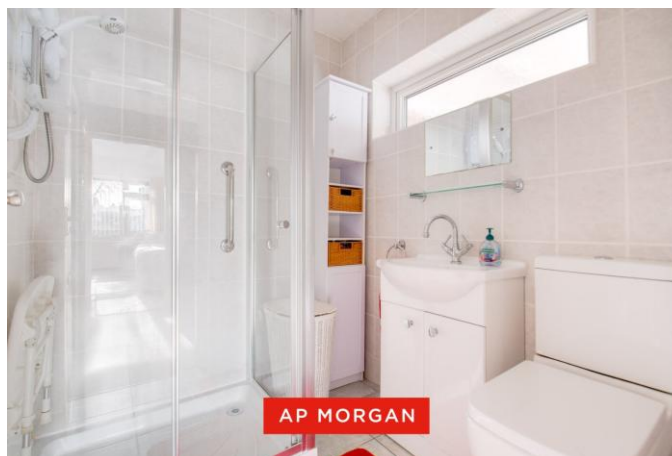
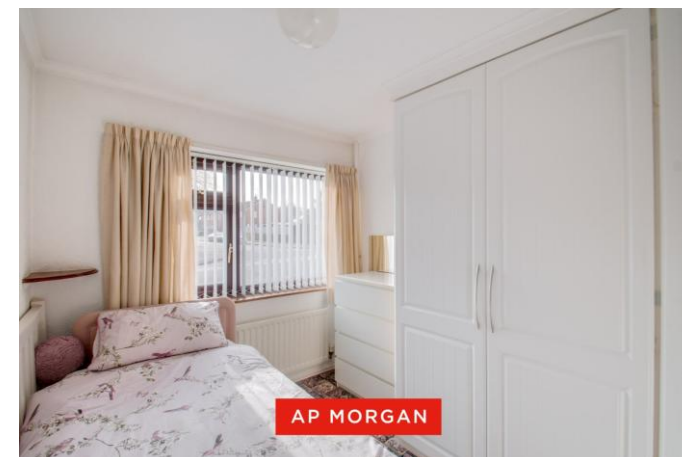
Bathroom 5'5" x 6'4" (1.65m x 1.93m)

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?

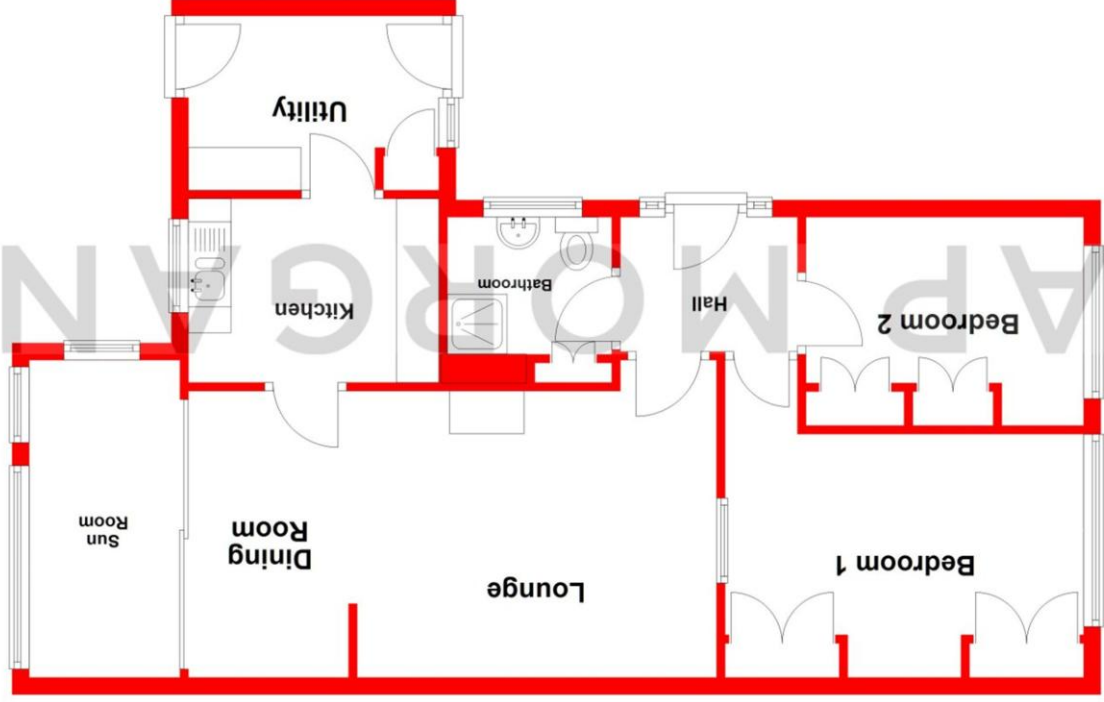
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### 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 £99 + 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. 69.0 sq. metres (743.1 sq. feet)



Total area: approx. 69.0 sq. metres (743.1 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 misstatement. 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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