

AP MORGAN



Bells Lane, Stourbridge, West Midlands
Offers in excess of £200,000

Features:

- Semi-detached property
- Two spacious bedrooms
- Generous sized lounge
- Well-fit kitchen/diner
- Great rear garden
- Driveway with rear parking
- Parks walks and canal near by
- Close to shops, amenities and well-regarded schools

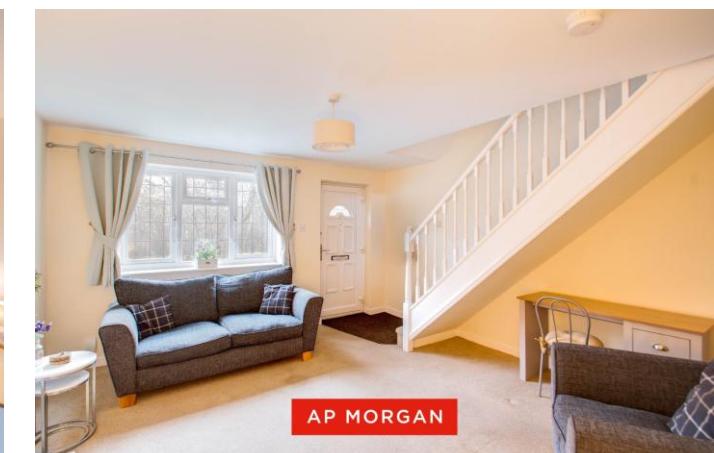
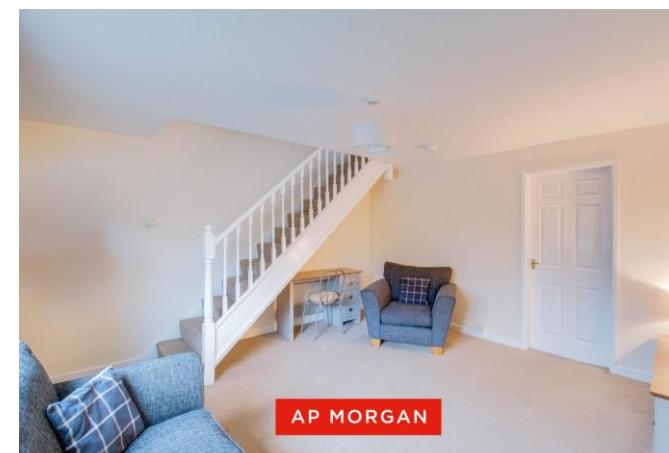
Description:

Introducing this well-presented semi-detached home offering two spacious bedrooms, a generously sized lounge, a well-fitted kitchen/diner, and a lovely rear garden, with the added benefit of parking to both the front and rear. The property is situated in Wordsley, Stourbridge.

On arrival, the property presents a driveway at the front suitable for one vehicle, with a front lawn to the side and a pathway to the entrance. There is also a side path allowing direct access to the rear garden.

Upon entry, the ground floor leads into the lounge, a spacious room ideal for comfort and entertainment, comprising stairs to the first floor, a gas fireplace, and a large window allowing plenty of natural light to flow through in the earlier hours of the day. The lounge then leads into the kitchen/diner, which is well fitted with storage cupboards and ample worktop space. It features an integrated oven with gas hob and space for freestanding and utility appliances, along with a door leading out to the rear garden and another large window allowing more light in during the later hours of the day.

The first floor leads from the landing into the first bedroom, a generous double featuring a storage cupboard and ample room for additional furniture. The second bedroom is a spacious single, and the bathroom is well fitted with a toilet, wash basin, and bathtub with an overhead shower.



The rear garden opens onto a patio area, with a gate to the right leading back to the front drive. Steps lead up to a lawn bordered by plants and shrubs, with a shed at the top, ideal for garden storage and equipment.

Conveniently positioned just a short distance from a highly regarded primary school, 0.5 miles from the popular King George V Park and local amenities at Wordsley Green, and only 2.0 miles from Stourbridge town centre for further amenities. The location also offers excellent transport links to Dudley and Stourbridge, making this residence an ideal blend of comfort and accessibility.

Details:

Lounge 14'4" x 13'3" (4.37m x 4.04m)

Kitchen/Diner 8'5" x 13'3" (2.57m x 4.04m)

Landing

Bedroom One 10'11" x 13'3" (3.33m x 4.04m)

Bedroom Two 11'11" x 7'1" (3.63m x 2.16m)

Bathroom 7'1" x 5'10" (2.16m x 1.78m)



EPC Rating: C

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?

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

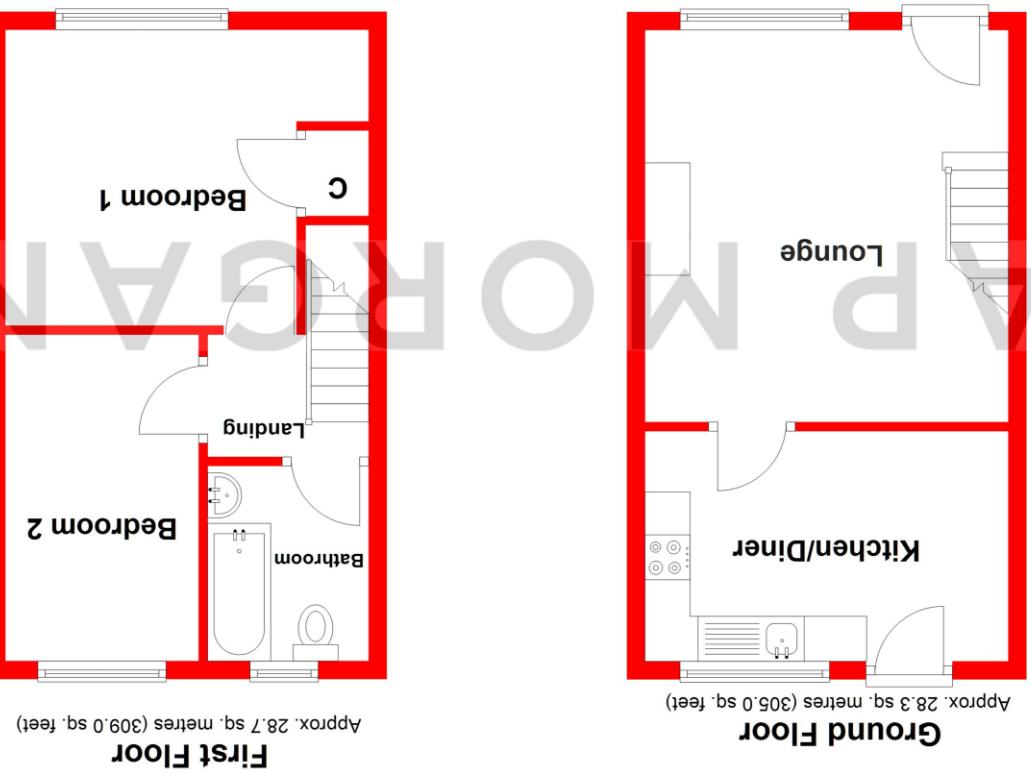
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