

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

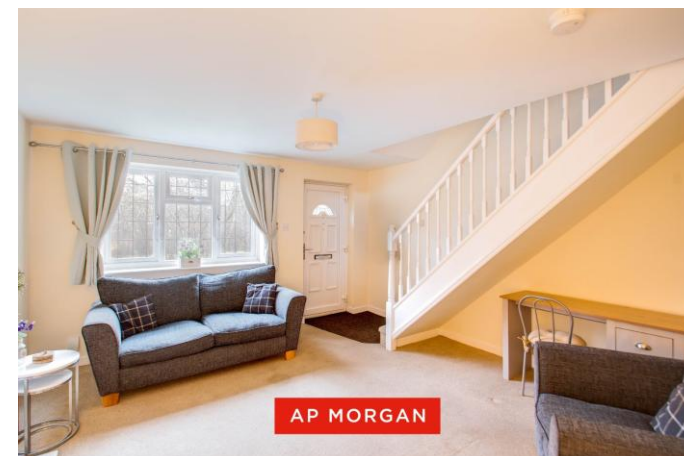
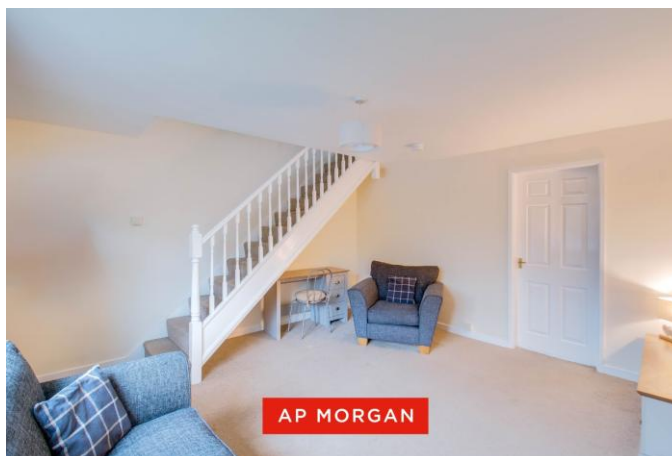
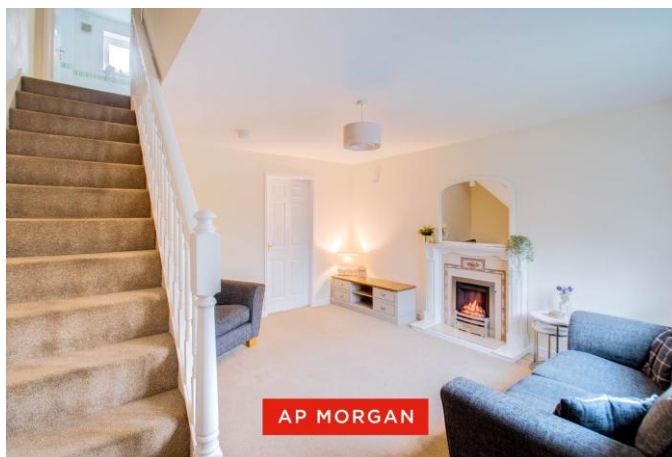
Description:

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?

Need a mortgage?

We recommend Wisser 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.wissermortgageadvice.co.uk

Property to sell?

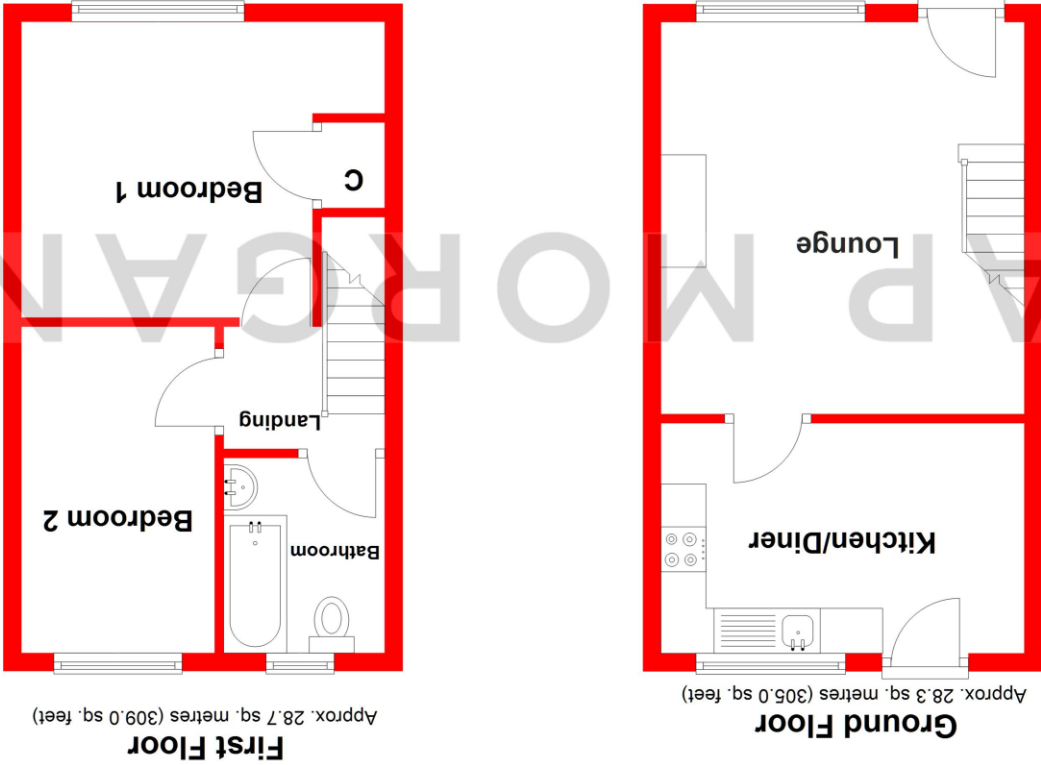
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Total area: approx. 57.0 sq. metres (614.0 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.

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 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.