

**AP MORGAN**



**Ridge Grove, Stourbridge, West Midlands**  
Offers in the region of £240,000

### Features:

- Semi-detached property
- Three spacious bedrooms
- Open-plan kitchen/lounge/diner
- Well-equipped kitchen
- Family bathroom and WC
- Large driveway and garage
- Low maintenance rear garden
- Close to shops and amenities

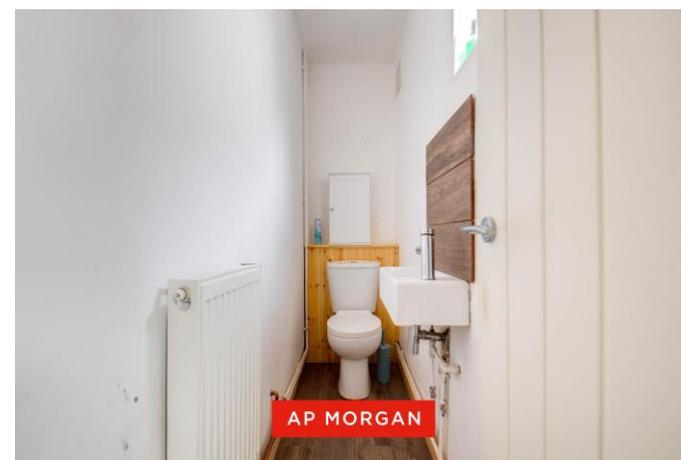
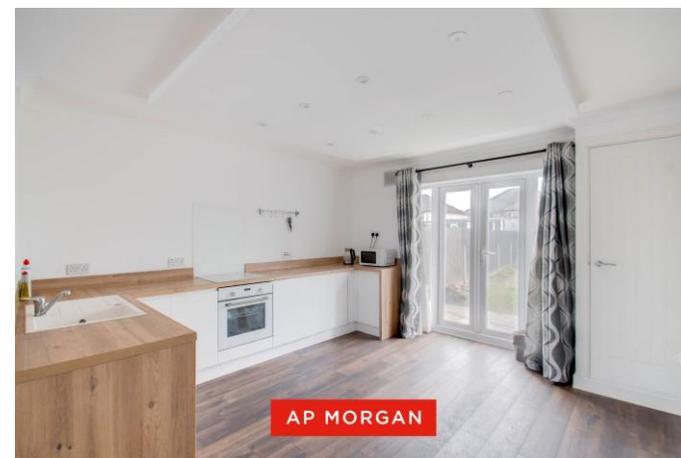
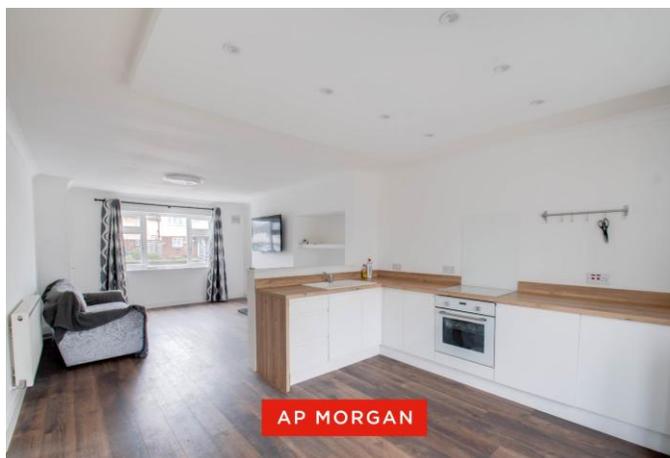
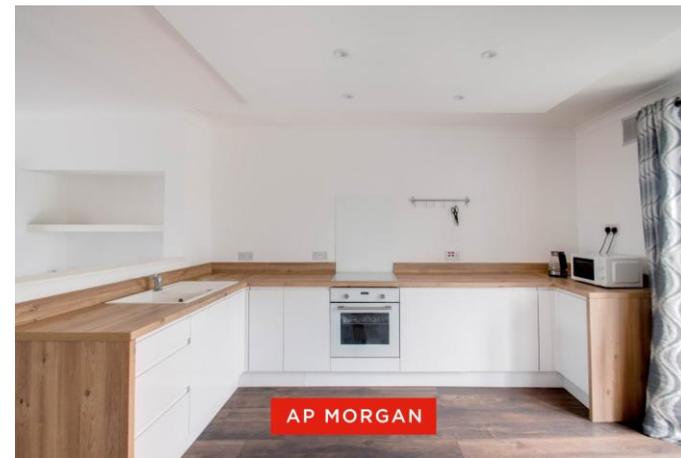
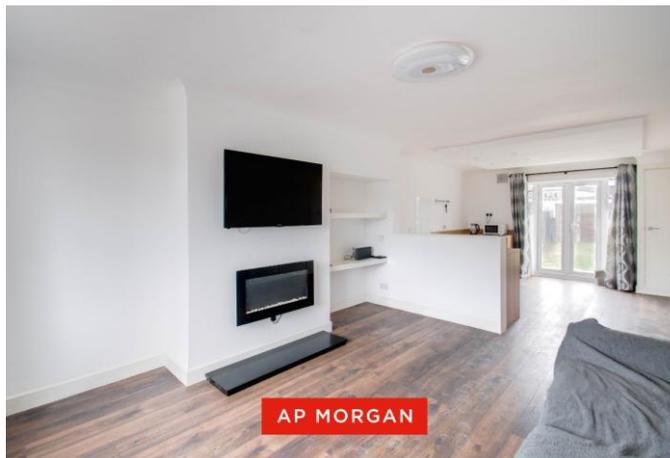
### Description:

Introducing this well-presented semi-detached home, offering three spacious bedrooms, a generous open-plan kitchen/lounge/diner, a family bathroom and WC, a low-maintenance rear garden, and the added benefits of a large driveway and garage, situated in Stourbridge.

On arrival, the property features a large driveway suitable for multiple vehicles, with a garage to the right offering additional parking or ideal storage space. Either side of the driveway is laid with stone, providing potential for further parking or the addition of greenery to enhance the frontage.

Upon entry, the ground floor opens into the entrance hall, with stairs rising to the first floor. To the left is the open-plan kitchen/lounge/diner, offering an excellent space for comfortable living and entertaining, with room for a family dining table. The kitchen is fitted with ample storage cupboards and worktop space, an integrated oven with electric hob, a storage cupboard housing the boiler, and French doors opening onto the rear garden. The kitchen area leads into a small hallway, with a WC to the left fitted with a toilet and wash basin, a storage cupboard/utility room to the right, and a door straight ahead providing access to the garage.

The first floor comprises a landing leading to the bedrooms and bathroom. The first bedroom is a spacious double with a storage cupboard, alongside a second double bedroom and a generous single bedroom, all offering ample space for comfortable living and additional storage units. The first floor also benefits from a family bathroom fitted with a toilet, wash basin, and bathtub with overhead shower.



The rear garden opens onto a decking area with space for outdoor furniture and dining, along with a side door providing rear access to the garage. The remainder of the garden is laid to lawn, with a pathway running down the side to the rear.

Situated in a popular and convenient location, the property is just a stone's throw from the wide range of shops, supermarkets, pubs, restaurants, schools, and transport links in Stourbridge town centre. It is also within walking distance of Stourbridge Town train and bus stations.

**Details:**

**Entrance Hall**

**Kitchen/Lounge/Diner** 28'1" x 12'10" (8.56m x 3.9m)

**Storage/Utility Room**

**WC**

**Garage** 19'11" x 8'5" (6.07m x 2.57m)

**Landing**

**Bedroom One** 15'5" x 8'6" (4.7m x 2.6m) Both Max

**Bedroom Two** 12'4" x 9'7" (3.76m x 2.92m)

**Bedroom Three** 12'3" x 7'1" (3.73m x 2.16m)

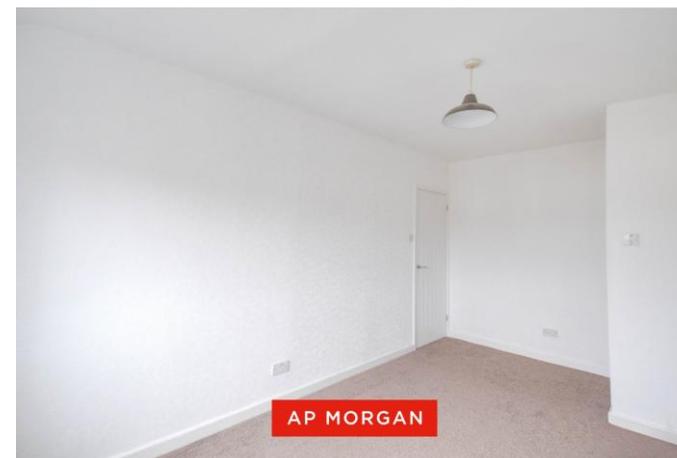
**Bathroom** 8'11" x 6'4" (2.72m x 1.93m) Both Max

**EPC Rating:** D

**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](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?

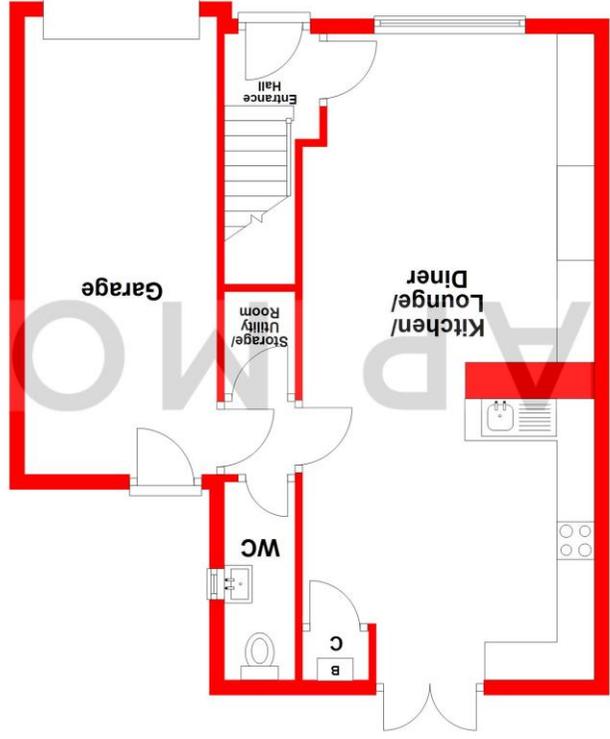
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### 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.

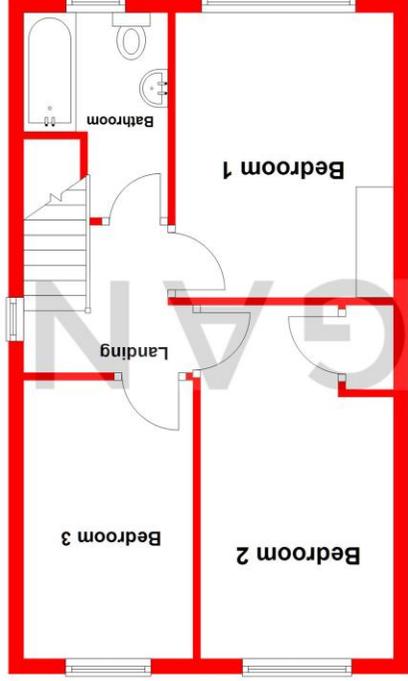
### Ground Floor

Approx: 58.6 sq. metres (630.3 sq. feet)



### First Floor

Approx: 42.1 sq. metres (452.8 sq. feet)



Total area: approx. 100.6 sq. metres (1083.0 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.

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