

AP MORGAN



Marine Crescent, Wordsley
Offers in the region of £375,000

Features:

- Detached family home set across three well-planned floors
- Substantial lower ground floor living room with double French doors to the garden
- Spacious kitchen/breakfast room with integrated appliances and breakfast bar seating
- Three double bedrooms plus a single bedroom, currently used as a study
- En-suite shower room to bedroom one
- Contemporary family bathroom serving the remaining bedrooms
- Integrated storage to all bedrooms
- Ground floor WC
- Significant garage offering excellent storage
- Off street parking for multiple vehicles
- Generous rear garden with well maintained lawn and decked patio
- Side access to the rear garden via steps
- Solar panels and double glazing
- New boiler, new kitchen, and new carpets throughout
- Quiet, established location close to Amblecote and the canal towpath into Stourbridge

Description:

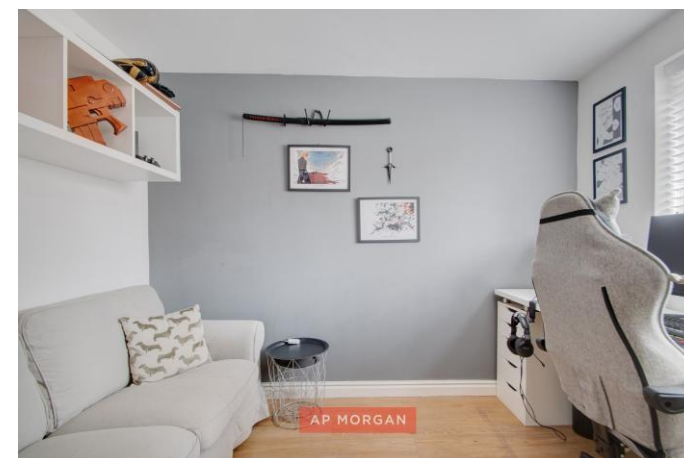
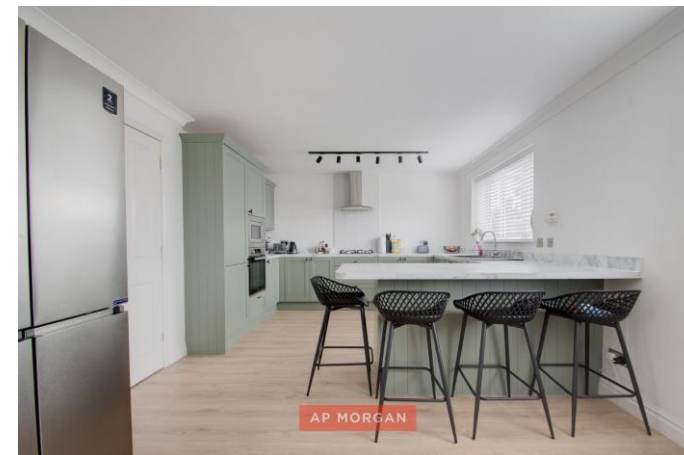
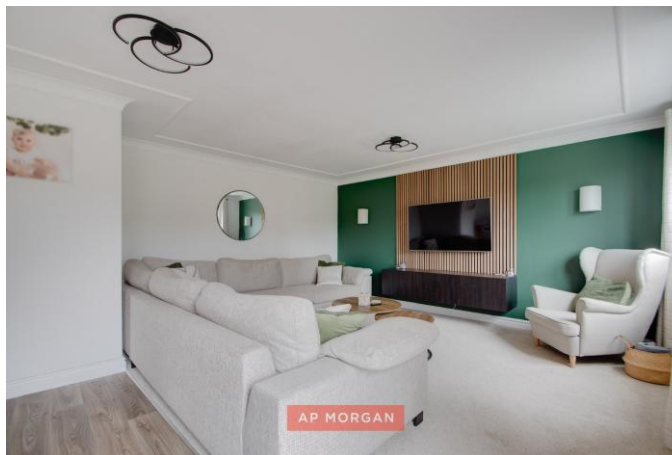
Downstairs living, upstairs peace. This Marine Crescent home was built for exactly that balance, and it still works beautifully today.

Set across three thoughtfully arranged floors in a quiet, well-established pocket of Stourbridge, this detached family home offers the kind of space and flexibility that is hard to find. A substantial lower ground floor living room opens through double French doors onto a generous rear garden, while the kitchen and breakfast room upstairs is built for real life, with plenty of counter space, integrated appliances, and a breakfast bar for the morning rush. Three double bedrooms, a single bedroom currently used as a study, a garage, and off street parking for multiple vehicles complete the picture. It is a home that has clearly been loved, and it shows.

We asked them what made them buy it...

"We liked the layout. We liked the fact that the lounge was downstairs, so we could hide down there with no interruptions, watch the TV, and entertain friends without waking sleeping children two floors up. It was the size of the plot and the garden that really sold it though, and we already knew the area well as we lived two roads away. The street is quiet, and the neighbours genuinely look out for each other, taking parcels in, putting bins out, even offering their parking spaces when someone is on holiday. Amblecote was always one of our top choices for schools, and we love the Red Lion and the White Horse in Amblecote, two great local pubs. The motorway access is about 20 minutes away, there is a bus stop at the bottom of the road, and you can walk into Stourbridge along the canal. Honestly, it is the kitchen, the size of the house, the area, and the neighbours we will miss most. Especially that access to the canal."

What about the house itself?



"The living room is the one thing we have never stopped loving. It is where we spend most of our time, along with the kitchen, and we have refurbished both to a really comfortable, high standard. Since we moved in we have put in a new kitchen, new carpets, a new boiler, and decorated throughout, which has made the whole place feel so much more modern. The garden has been perfect for our daughter and the dog, and despite its size it is genuinely low maintenance, with handy side access too. Whenever guests visit for the first time, it is always the kitchen and the living room that get the reaction."

Our agents say...

This is a home designed with real family life in mind. That lower ground floor living room is a genuine standout, a proper retreat with garden access, separate from the everyday bustle upstairs. The kitchen and breakfast room is sociable and practical in equal measure, and with three double bedrooms plus a study, there is room here to grow into. Add a well maintained garden with a decked patio for outdoor furniture, a sizeable garage for storage or a workshop, off street parking for multiple cars, and the bonus of solar panels and double glazing already in place, and you have a home that ticks the boxes most buyers do not even know to ask for yet. Throw in canal walks into Stourbridge, two good local pubs, and a well regarded primary school on the doorstep, and it is easy to see why this family has loved living here. Get in touch today and let us show you round.

Details: Hall

Living Room 15'3" x 19'5" (4.65m x 5.92m)

Kitchen/Breakfast Room 11'6" x 19'5" (3.5m x 5.92m)

Ground Floor WC 3'3" x 8'5" (1m x 2.57m)

Garage 14'8" x 8'3" (4.47m x 2.51m)

Bedroom Three/Study 10'1" x 6'6" (3.07m x 1.98m)

Landing

Bedroom One 10' x 13'11" (3.05m x 4.24m) Both Max

En-suite Shower Room 5'4" x 6'9" (1.63m x 2.06m)

Bedroom Two 9'4" x 10'1" (2.84m x 3.07m) Both Max

Bedroom Four 11'9" x 9'1" (3.58m x 2.77m) Both Max

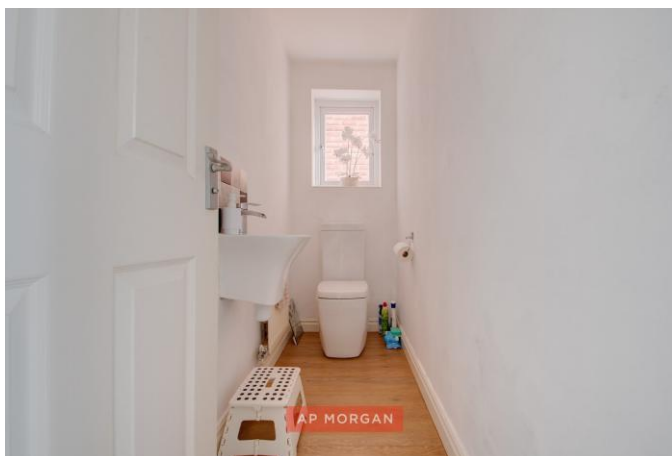
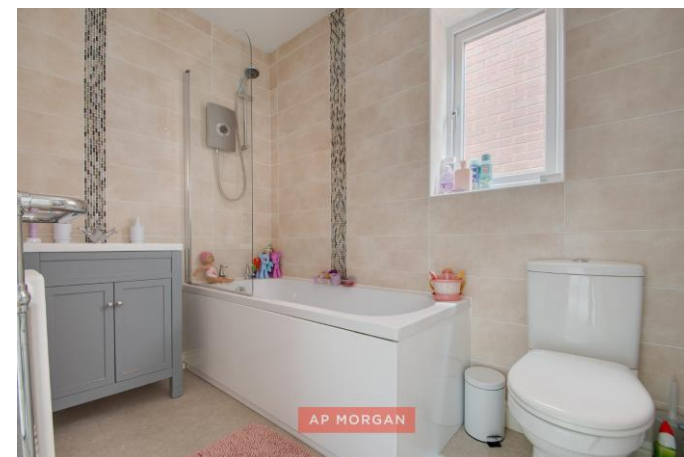
Bathroom 8'4" x 5'2" (2.54m x 1.57m)

EPC Rating: C

Council Tax Band: E (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?

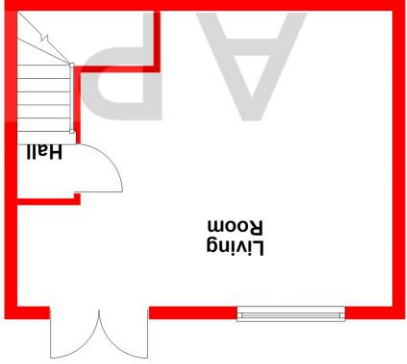
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

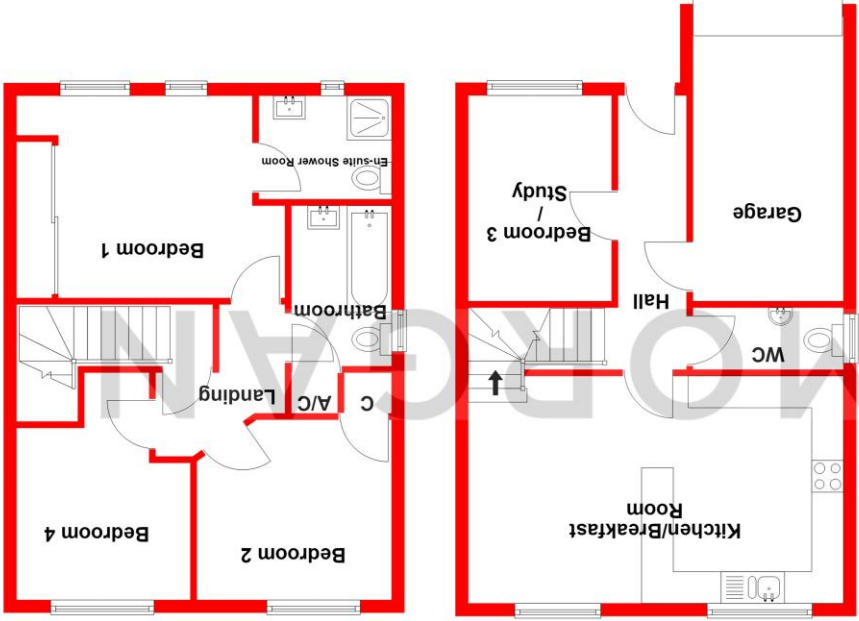
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Ground Floor

Lower Ground Floor



First Floor



Total area: approx. 123.6 sq. metres (1330.0 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 Planlup.

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