

AP MORGAN



Edinburgh Crescent, Stourbridge, West Midlands
Guide Price £270,000

Features:

- Beautifully presented semi-detached home
- Opportunity to extend (STPP)
- Three bedrooms
- Spacious lounge with large window and feature media wall
- Contemporary fitted kitchen/diner & separate utility room
- Family bathroom with bathtub & separate shower
- Driveway & garage
- South facing rear garden

Description:

****GUIDE PRICE £270,000 - £280,000****

Situated on a popular no-through road within a well-regarded area of Wordsley, this beautifully presented three-bedroom semi-detached family home offers well-balanced accommodation and excellent potential to extend, subject to the necessary planning permissions.

The property is approached via a driveway providing off-road parking, leading to a garage with up-and-over door and a large open canopy porch over the front entrance.

Internally, the attractive and welcoming accommodation briefly comprises: a spacious lounge featuring an exposed timber media wall with inset electric fire and a bow bay window to the front aspect. To the rear is a contemporary fitted kitchen/diner, offering a range of sleek cabinetry and a breakfast bar for dining, along with a selection of integrated appliances to include a Neff oven with combination oven/microwave/grill over, fridge/freezer, and induction hob. Additional features include an understairs store cupboard and double-glazed French doors opening out to the rear garden. A further door from the kitchen provides access to the well-proportioned garage, which benefits from power and lighting and offers potential for conversion into additional living accommodation. To the rear of the garage is a useful utility room with a further door leading out to the garden.

To the first floor, the landing gives access to two double bedrooms, both benefiting from recessed wardrobe storage, a single third bedroom, and a well-appointed four-piece family bathroom suite comprising a bathtub and separate shower enclosure.

Externally, the property enjoys a well-maintained, south-facing rear garden, initially laid to a paved patio seating area and leading onto a lawn, all enclosed by timber fenced boundaries.



The property is conveniently located close to local shops and amenities within Wordsley and is less than a five-minute walk from the canal and surrounding woodland walks. Further shopping facilities and supermarkets can be found in nearby Kingswinford and Stourbridge. The area is well served by good local schooling for all ages, along with several nearby play parks. For commuters, there are excellent road links to Birmingham, the M5, Merry Hill and Wolverhampton.

Details:

Entrance Hall

Lounge 3.13 x 4.81

Kitchen/Diner 3.97 x 4.81 Both max

Garage 5.09 x 2.90 Max

Utility Room 1.96 x 2.82

First Floor Landing

Bedroom One 3.15 x 3.54 Max excl wardrobe store

Bedroom Two 3.20 x 3.54 Max excl wardrobe store

Bedroom Three 2.34 x 2.25

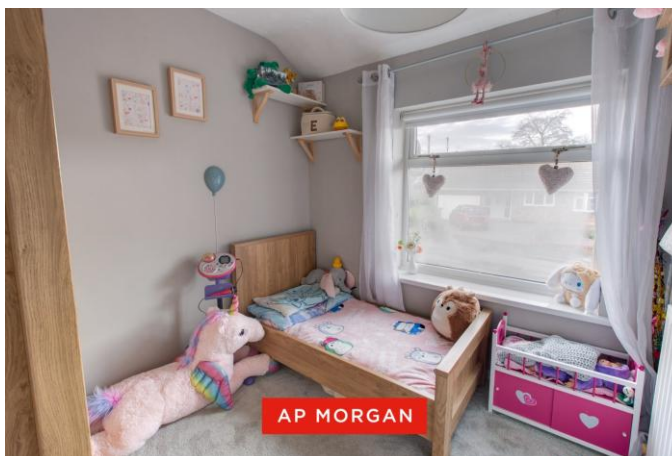
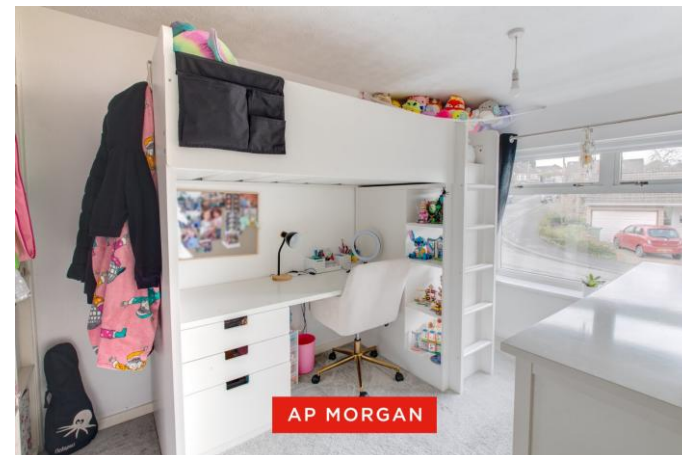
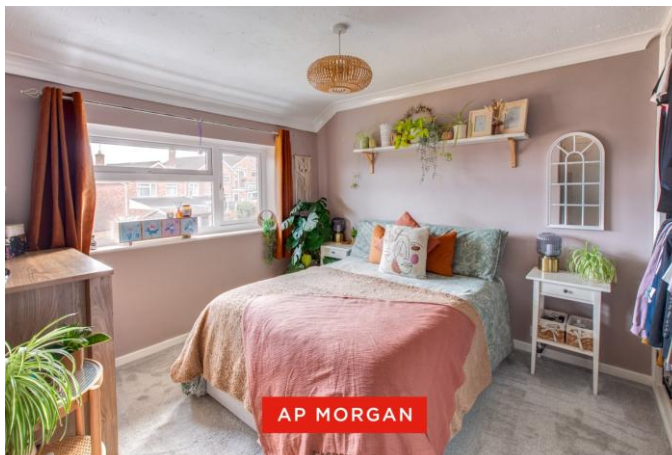
Bathroom 2.29 x 1.75

EPC Rating: C

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.



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Property to sell?

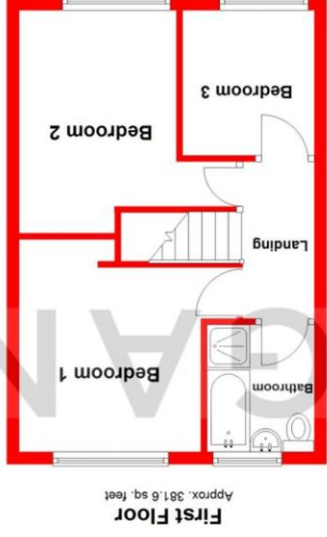
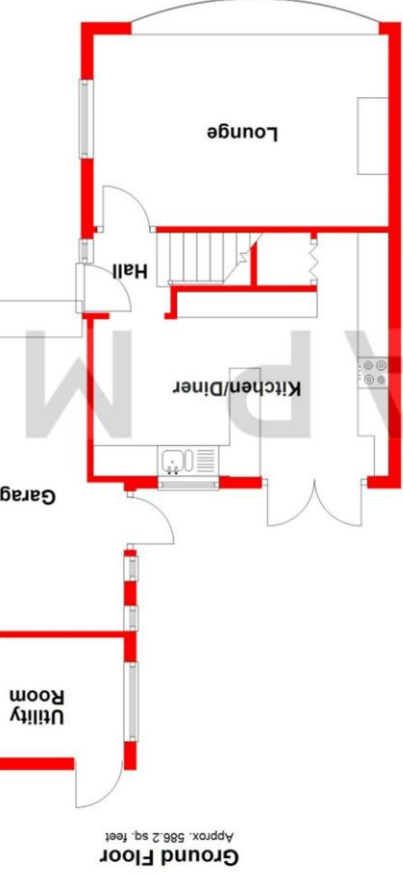
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Need a solicitor?

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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.



Total area: approx. 967.7 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 Planip.

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