

AP MORGAN



Edinburgh Crescent, Wordsley, Stourbridge
Asking Price £280,000

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:

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

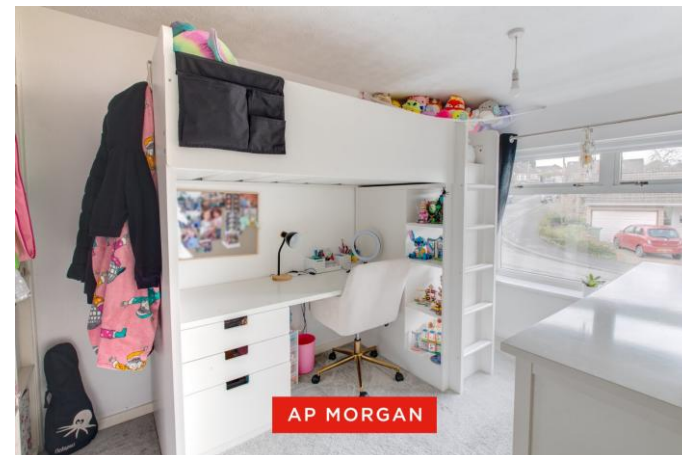
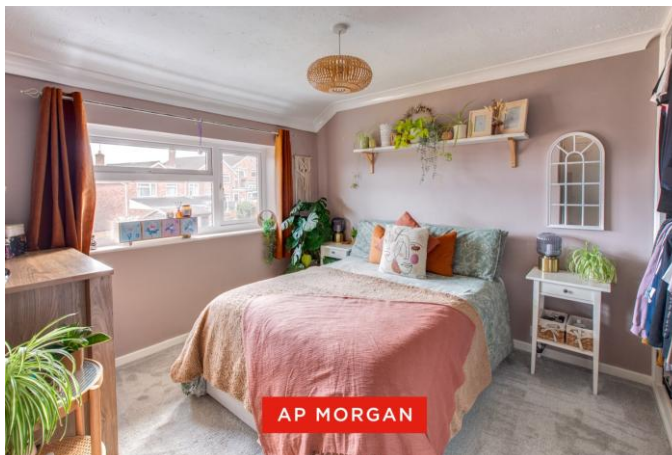
Bedroom Three 2.34 x 2.25

Bathroom 2.29 x 1.75

EPC Rating: C

Council Tax Band: C (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).



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Property to sell?

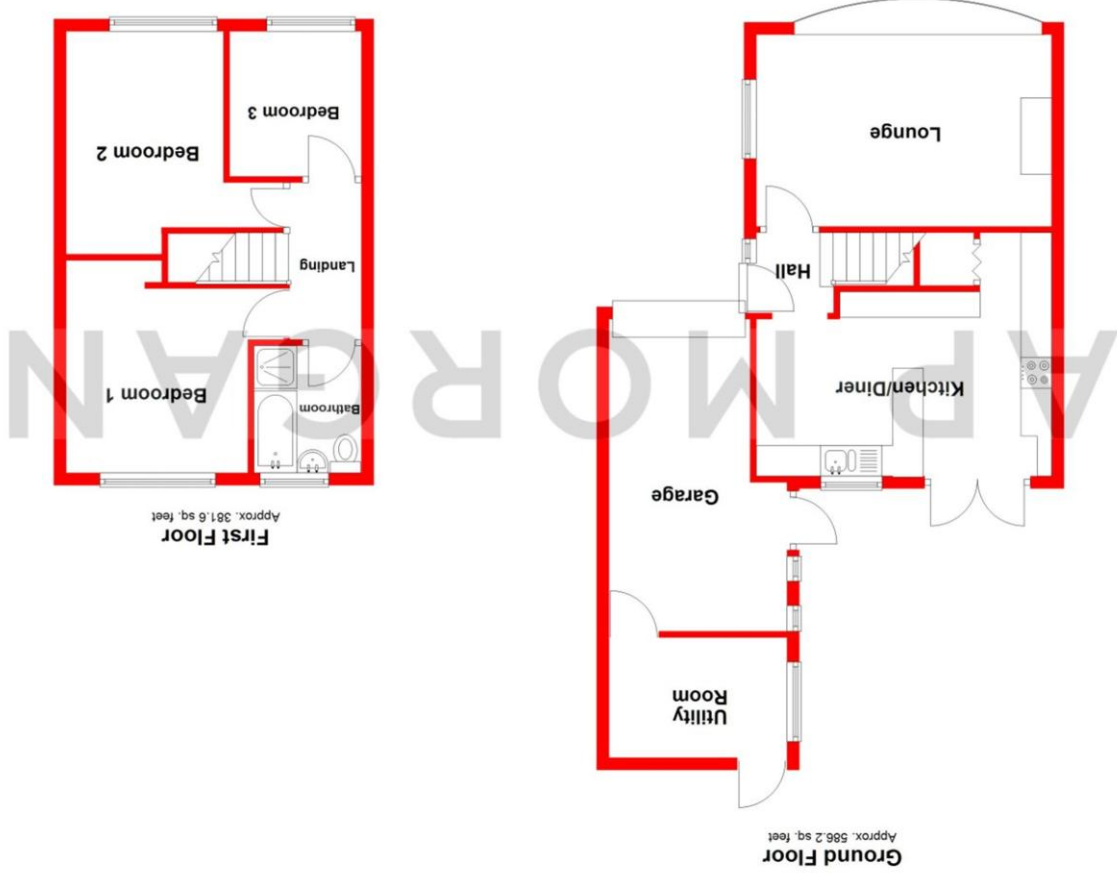
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