

AP MORGAN



Lutley Drive, Pedmore, Stourbridge
Asking Price £270,000

Features:

- End-of-terrace property
- Three bedrooms
- Generous sized lounge
- Well-fit modern kitchen
- Equipped family bathroom
- Well-presented rear garden
- Two car driveway and large garage
- Great transport links and amenities nearby

Description:

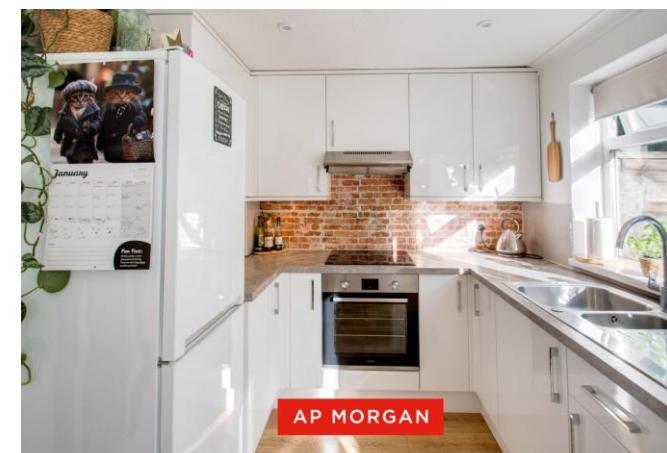
Introducing this well-presented, three-storey, end-of-terrace home offering three generously sized bedrooms, a spacious lounge, a well-fitted kitchen, a modern bathroom, and the added benefits of a two-vehicle driveway and garage, situated in Pedmore, Stourbridge.

On arrival, the property showcases a large driveway suitable for parking two vehicles. The left side of the property offers a spacious garage, ideal for additional parking or storage, while the right side has a pathway leading to a gate providing direct access to the rear garden.

Upon entry, the ground floor leads into the entrance hall, which comprises a cupboard for shoe and coat storage and an integral door providing easy access to the garage.

Heading up to the first floor, you are welcomed into the lounge, a generous space ideal for comfort and entertainment. Large windows overlook the front of the property, allowing plenty of natural light to flow through and offering beautiful sunset views in the evening. The lounge leads into the kitchen/diner, which is well fitted with ample storage and worktop space, an integrated oven with electric hob and overhead extractor, space for a full-sized fridge/freezer, and a great dining area with sliding doors opening onto the rear garden with internal fitted shutters.

The stairs from the lounge lead to the second floor and across the landing to the first bedroom, a generous double with a large sliding-door wardrobe; a second bedroom, also a double; and a third bedroom, a single, which would also be ideal for use as a home office. The bathroom is well fitted with a toilet and wash basin set in a vanity unit with built-in storage cupboards, and a bathtub with an overhead shower.



The rear garden opens onto a patio, offering a great space for outdoor furniture and dining, with a gate to the right leading to the front of the property. Both sides of the garden have steps leading up to a small, low-maintenance lawn, with a further set of steps up to a higher platform, bordered by plants, shrubbery, and panelling, and enclosed by fencing.

Nestled in the highly sought-after area of Pedmore, this residence benefits from proximity to excellent schools and easy access to Stourbridge Junction train station, located just opposite the property, making it an ideal choice for Birmingham commuters. The area also boasts an efficient road network, bus routes, and a wide range of local amenities, including shops, restaurants, and takeaways.

Details:

Entrance Hall

Garage 16'7" x 8'4" (5.05m x 2.54m)

Lounge 16'7" x 14'5" (5.05m x 4.4m)

Kitchen/Diner 7'10" x 14'5" (2.4m x 4.4m)

Landing

Bedroom One 7'10" x 14'6" (2.4m x 4.42m)

Bedroom Two 11'5" x 8' (3.48m x 2.44m)

Bedroom Three 8'2" x 7'11" (2.5m x 2.41m)

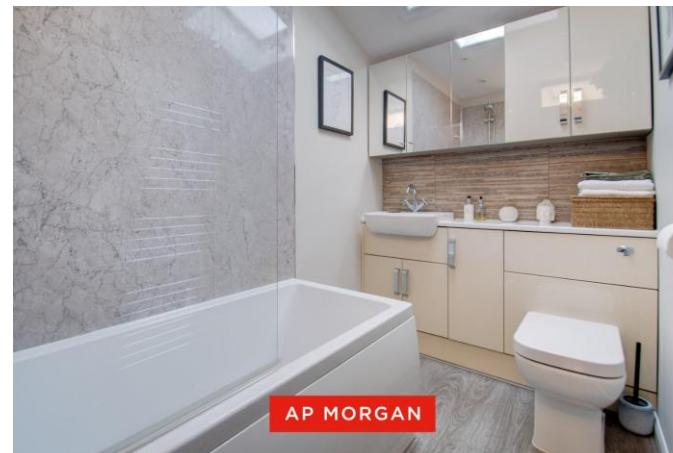
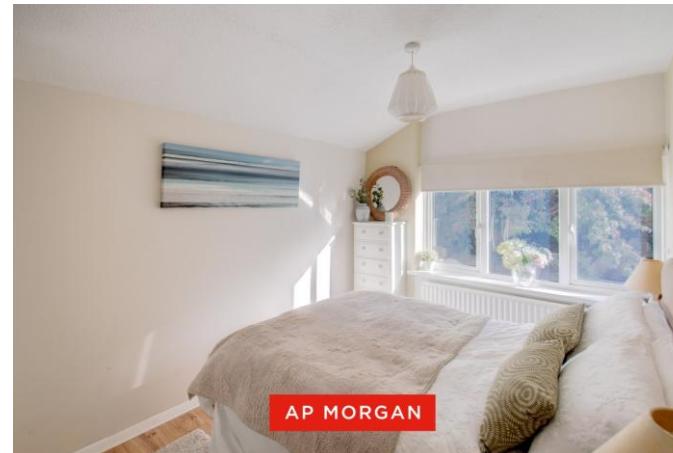
Bathroom 4'11" x 7'11" (1.5m x 2.41m)

EPC Rating: D

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.



No statement in these details is to be relied upon as representing a fact, and purchasers should satisfy themselves 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 authority to give 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. 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.

Estates 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.

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.

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Solid STC) before视窗, 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.

We recommend Wisers 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.wisermortgageltd.co.uk

How can we help you?

