

AP MORGAN



**Greenways, Wordsley, Stourbridge**  
Asking Price £350,000

**Features:**

- Semi-detached family home
- Four great bedrooms
- Master bedroom with en-suite
- Generous lounge space
- Spacious kitchen and conservatory/diner
- Modern fit bathrooms
- Extensive rear garden with hidden features
- Driveway, garage and car port

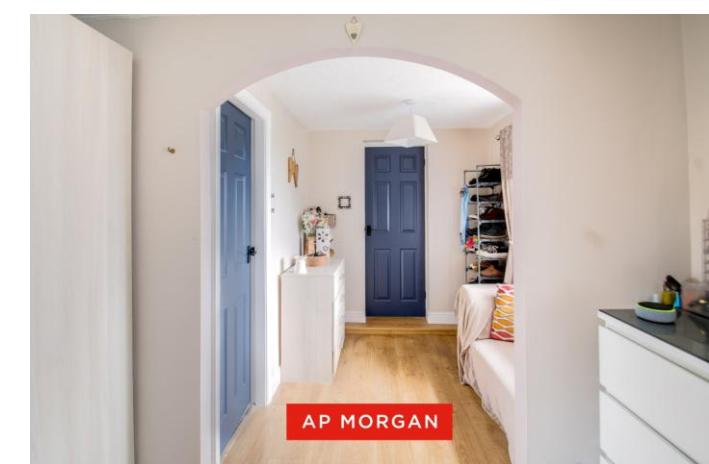
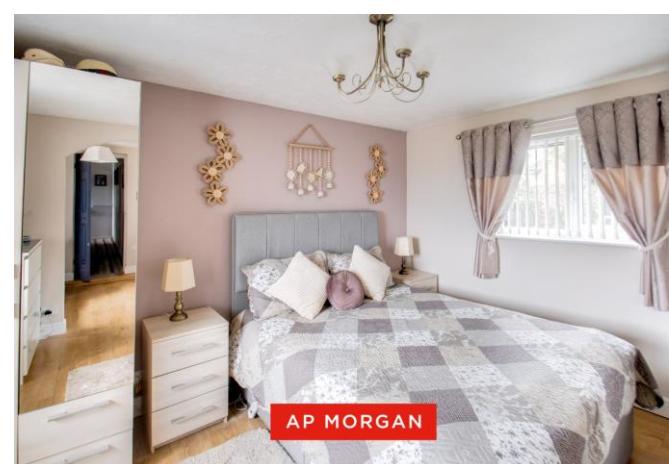
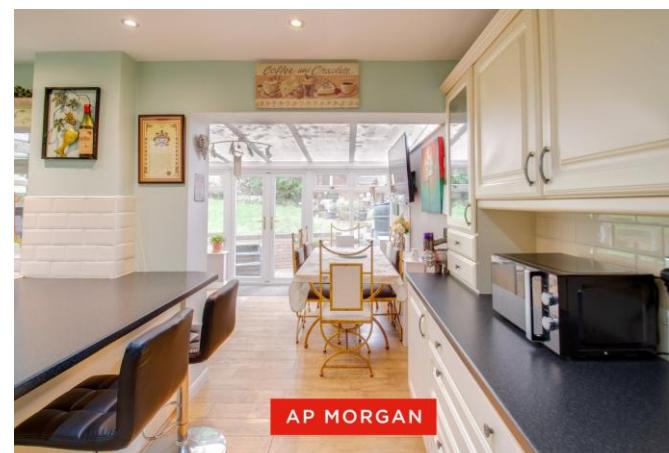
**Description:**

Introducing this well-presented semi-detached family home offering four bedrooms, with the master bedroom comprising an en-suite, a generously sized lounge, an open-plan kitchen leading to the conservatory/diner, an extensive rear garden with hidden features, and ample parking with a driveway, garage and car port. The property is situated in Wordsley, Stourbridge, a sought-after area with nearby shops, schools and amenities.

On arrival, the property presents a driveway leading up to the entrance, with space at the front for one vehicle, as well as a garage and a car port, both suitable for one vehicle each, to the left of the home. The drive is bordered with plants and shrubbery, adding greenery and life to the frontage.

On entry, the ground floor brings you into the porch, which leads into the lounge — a generous space for comfort and entertainment, with a bay window allowing plenty of light to flow through. The lounge also comprises a door to the stairs leading up to the first floor, with a storage cupboard underneath, and double doors opening into the kitchen. The kitchen is a great space, supplying ample storage cupboards and worktop space, a breakfast bar for additional dining, an integrated dishwasher and fridge, and space for freestanding appliances, with a door leading directly into the car port at the side. The kitchen is open plan to the conservatory/diner, which occupies French doors opening onto the rear garden, as well as providing a great space for dining and another place for relaxation, perfect for the summer months.

The first floor brings you across the landing and into the master bedroom, a spacious double featuring an en-suite fitted with a toilet, wash basin with under-sink storage, and a shower cubicle. Back through the hall, you will find the second bedroom, another double with fitted wardrobes, the third bedroom, a single, and the fourth bedroom, ideal as a nursery or office space. The bathroom is modernly fitted with a toilet and wash basin built into a vanity unit with under-sink storage, a bathtub, and an airing cupboard.



The rear garden initially brings you onto the patio, with open access to the car port and a door into the garage, providing additional space for parking, storage or utility appliances. Steps lead up to the raised lawn, which accommodates a storage shed and is bordered by trees and shrubbery, creating privacy and a peaceful environment. To the left, you will find a pathway leading to the woodland area of the garden, an open space with trees throughout and an additional shed for storage. The back of the woodland has a gate opening out into forests and fields, perfect for dog walks.

Situated in Wordsley, Stourbridge, this property offers a hybrid lifestyle, with Stourbridge Town Centre and Merry Hill within close distance, offering shops, amenities and leisure activities, while countryside and woodlands sit to the rear of the property. Ideal for commuters, the property benefits from great transport links to the M5 motorway and major A-roads, as well as connections to Birmingham City Centre.

**Details:**

Porch

Lounge 14'2" x 15'6" (4.32m x 4.72m)

Kitchen 9'8" x 15'11" (2.95m x 4.85m)

Conservatory/Diner 9'6" x 13'7" (2.9m x 4.14m)

Car Port 11'10" x 7'7" (3.6m x 2.3m)

Garage 19'10" x 9'6" (6.05m x 2.9m)

Landing

Master Bedroom 11'10" x 16'9" (3.6m x 5.1m) Both Max

En-suite 5'5" x 6'10" (1.65m x 2.08m)

Bedroom Two 10'5" x 10'8" (3.18m x 3.25m) Both Max

Bedroom Three 7'7" x 9'10" (2.3m x 3m)

Bedroom Four 7'8" x 5'8" (2.34m x 1.73m)

Bathroom 7'8" x 6' (2.34m x 1.83m) Both Max

**EPC Rating:** To be confirmed

**Council Tax Band:** C (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

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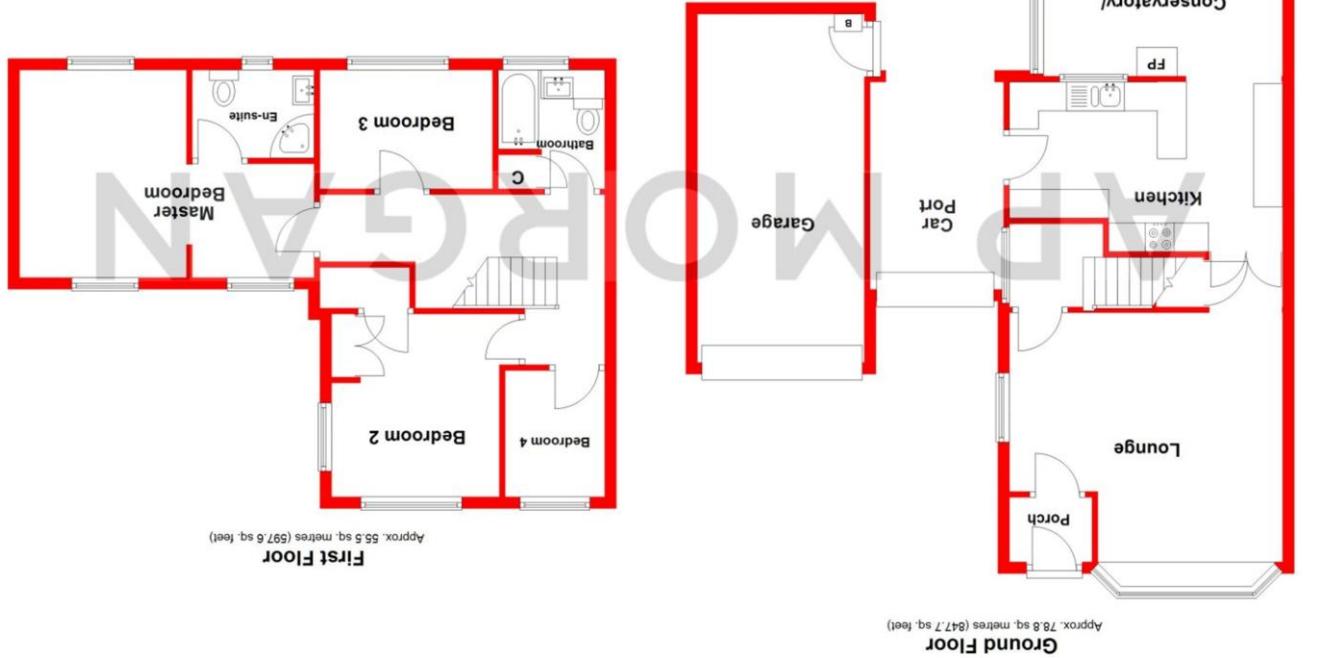
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