

**AP MORGAN**



**Cedar Close, Stourbridge**  
Asking Price £325,000

### Features:

- Beautifully presented three-bedroom semi-detached bungalow finished to a modern standard
- Exciting opportunity for downsizers and individuals with reduced mobility.
- Extra wide doors to accommodate mobility aids/wheelchairs
- Ramped ingress and egress
- Substantial lounge with front facing bay window
- Generously sized, fitted kitchen
- Adjoining dining room
- Family shower room
- Spacious garage with counterspace and fitted cabinetry
- Low maintenance, paved rear garden hosting multiple flower beds
- Block paved front drive for parking multiple vehicles
- Carport
- Loft space for additional storage



### Description:

Designed for effortless living. A home built around you.

This beautifully presented three-bedroom semi-detached bungalow has been finished to a wonderful standard, offering the kind of easy, single level living that's genuinely hard to find. It's a fantastic opportunity for downsizers and anyone looking for a home where comfort and accessibility have been thoughtfully considered at every turn.

Interest is expected to move quickly, so early viewing is highly recommended, contact us today to arrange yours.

From the moment you arrive, the care that's gone into this home is obvious. Ramped access at the entrance makes coming and going effortless, while extra wide doorways throughout comfortably accommodate mobility aids or wheelchairs. These are the kind of practical, considered touches that make everyday living simpler, without ever compromising on style.

Inside, the substantial lounge is a real showstopper, with a front facing bay window drawing in plenty of natural light. The kitchen is generously sized and well fitted, flowing through to an adjoining dining room that's perfect for entertaining or relaxed family meals. Three well-proportioned bedrooms and a smartly finished family shower room complete the accommodation.



Step outside and the appeal continues. The rear garden has been beautifully paved for low maintenance living, with a number of well stocked flower beds adding colour throughout the seasons, ideal for those who love a garden without the hard work. To the front, a block paved driveway offers parking for multiple vehicles, alongside a carport and a spacious garage that's ready for storage, a workshop, or whatever you need it to be. There's also loft space on hand for anything else you'd like to tuck away.

Homes that combine this level of presentation with genuine practicality don't come along often. Get in touch with the team today to find out more or book your viewing before it's gone.

**Details:**  
**Hall**

**Living Room** 16'1" x 11'2" (4.9m x 3.4m)

**Kitchen** 13' x 11'11" (3.96m x 3.63m) Both Max

**Dining Room** 7'7" x 10' (2.3m x 3.05m)

**Bedroom One** 10'11" x 10' (3.33m x 3.05m)

**Bedroom Two** 11'10" x 11'2" (3.6m x 3.4m) Both Max

**Bedroom Three** 7'1" x 10'2" (2.16m x 3.1m) Both Max

**Garage** 14'1" x 14'2" (4.3m x 4.32m) Both Max



**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.

## How can we help you?

### Need a mortgage?

We recommend Wiser 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.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.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.

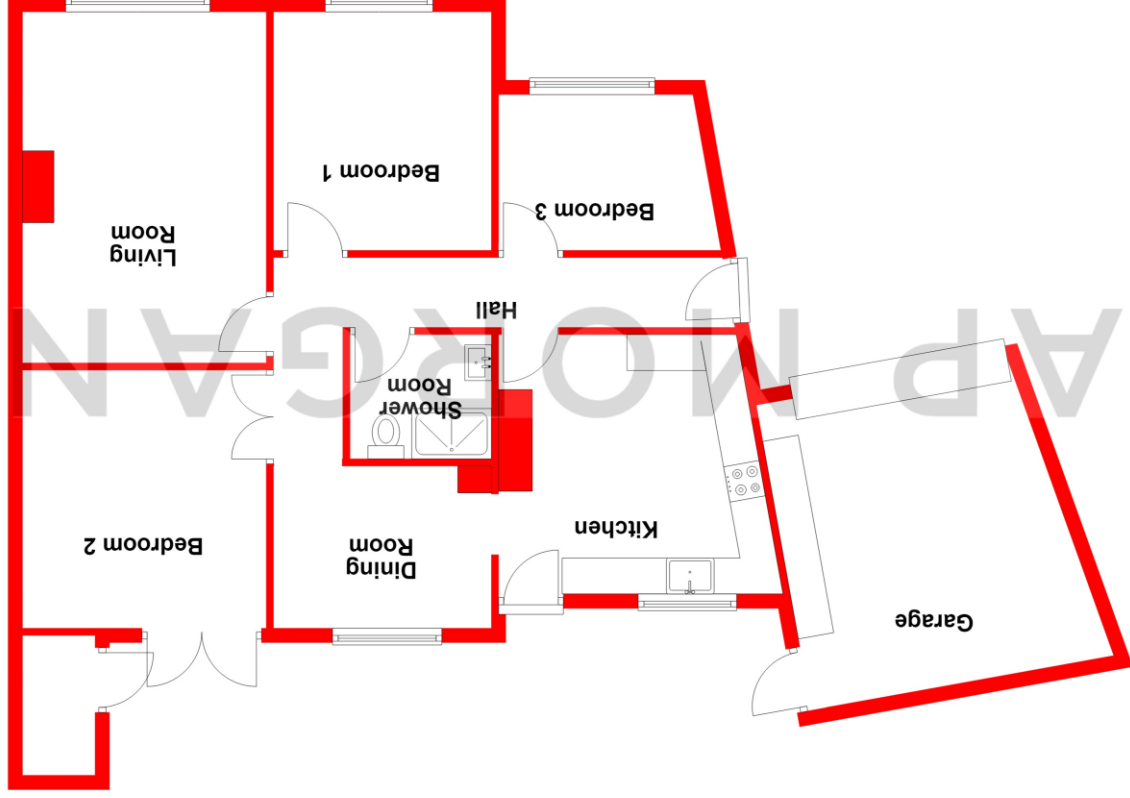
### Need a solicitor?

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

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.

## Ground Floor



Total area: approx. 99.2 sq. metres (1067.4 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 PlanUp.

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