

AP MORGAN



Enville Street, Stourbridge
Guide Price £160,000

Features:

- Modern Method of Auction
- Three-bedroom mid-terraced house in Stourbridge
- Perfect opportunity for investors
- Generously sized lounge,
- Ample dining room,
- Large kitchen,
- Ground-floor bathroom,
- Separate WC,
- Two double and one single bedrooms,
- Versatile rear garden
- Prime positioning for amenities access.

Description:

This Property is Being sold by AP Morgan Modern Method Auction.

Modern Method Auction is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale.

A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact AP Morgan to view these documents.

When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the AP Morgan Team.

If you require any further information, please do not hesitate to contact us.

This three-bedroom mid-terraced house in Stourbridge is a perfect opportunity for investors, presenting: a generously sized lounge, ample dining room, a large kitchen, a ground-floor bathroom, a separate WC, two double and one single bedrooms, a versatile rear garden and prime positioning for amenities access.

Approaching the property, there is a paved front garden hosting space for potted plants and bin storage, which is bordered by a brick wall this offers access to the lounge through the front door.

Entering the lounge, there is a generous amount of space for multiple suites, a window looking to the front aspect and a gas fireplace.

There is a hall with stairs leading to the first-floor landing, which continues to the dining room hosting space for a



dining table and chairs, a window looking to the rear aspect and an additional gas fireplace.

The kitchen is large and gives plenty of counter space with an integral sink and space/plumbing for freestanding appliances. This continues to a rear porch leading to the rear garden, with the door leading to the garden and a ground-floor bathroom, which presents a wash basin, WC, bath shower and an integral cupboard. The ground floor is completed by a separate WC.

The first floor landing presents Bedroom One a large double bedroom looking to the front aspect, Bedroom Two is an additional double looking to the rear and Bedroom Three is the single of the property looking to the front aspect.

The garden opens to a paved patio, with a path running along the side of the property leading to an additional patio presenting space for garden furniture which continues to a grass laid lawn. The garden is completed by wooden panel fencing.

Details:

Lounge 10'7" x 13'10" (3.23m x 4.22m) Both Max

Hall

Dining Room 11'4" x 13'10" (3.45m x 4.22m)

Porch

Kitchen 9'9" x 9' (2.97m x 2.74m)

Bathroom 6'1" x 9' (1.85m x 2.74m) Both Max

Ground Floor WC 3'8" x 3'9" (1.12m x 1.14m)

Landing

Bedroom One 10'9" x 10'7" (3.28m x 3.23m)

Bedroom Two 8' x 13'10" (2.44m x 4.22m) Both Max

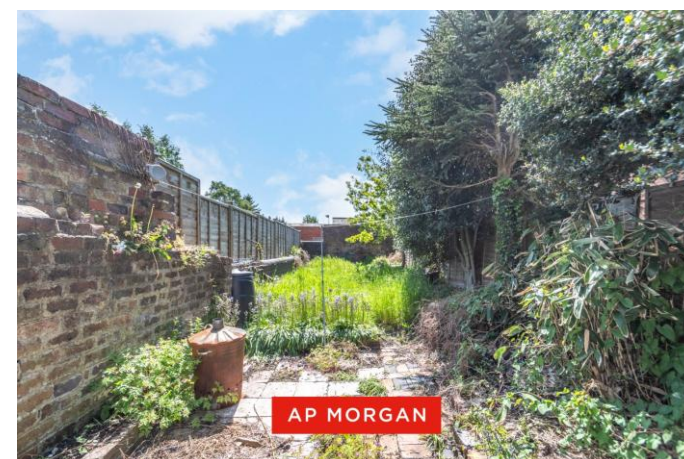
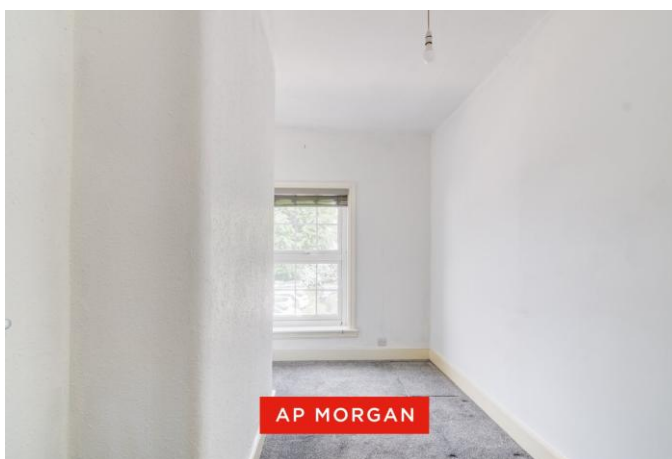
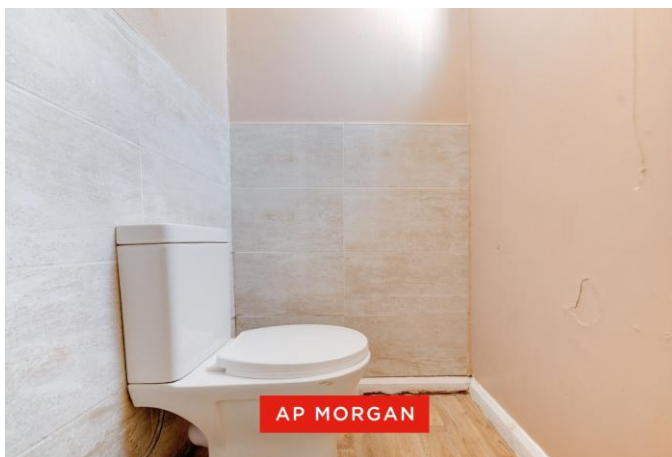
Bedroom Three 10'7" x 6'3" (3.23m x 1.9m) Both Max

EPC Rating: D

Council Tax Band: A (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

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.



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