

AP MORGAN



Green Lane, Lye, Stourbridge
Offers in excess of £160,000

Features:

- Being Sold by AP Morgan Modern Method Auction (BUY IT NOW Option Available) – Reservation Fee Applies
- Semi-detached property
- Three bedrooms
- Two reception rooms
- Well-fit kitchen
- Landscaped garden
- On-street parking
- Close to shops and amenities

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.

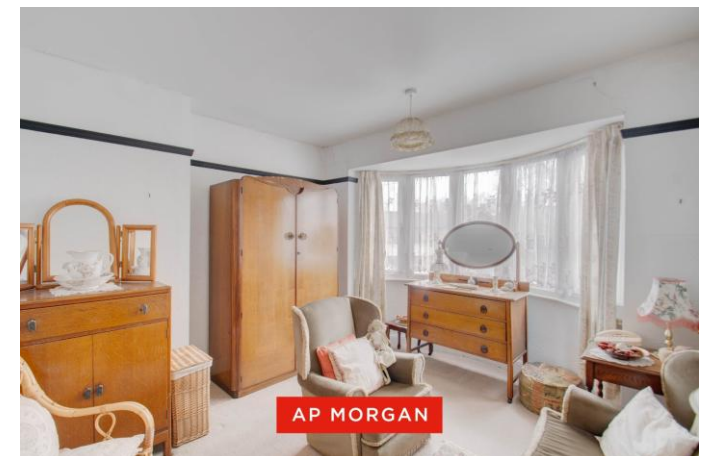
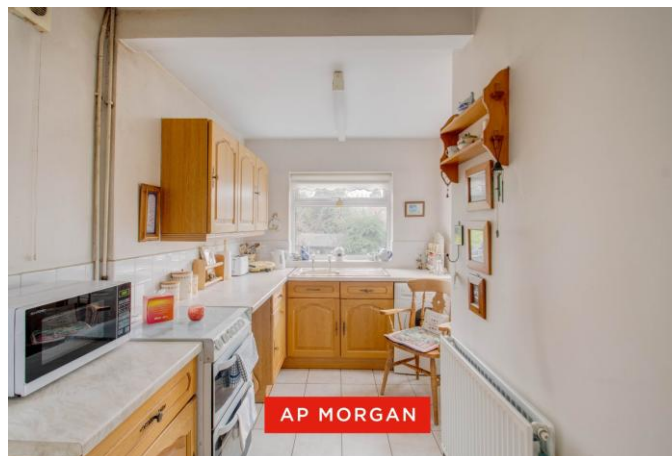
A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact AP Morgan to view these documents.

When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £6,995 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.

Introducing this semi-detached property offering plenty of potential, with three bedrooms, two reception rooms, a well-fitted kitchen, a landscaped garden, and on-street parking, situated in Lye, Stourbridge.

On arrival, the property is accessed via a slight slope leading to the entrance, with a bush at the front creating privacy. The side of the property provides a gate for direct access to the rear garden, along with space at the front for bin storage.

Upon entry, you are welcomed into the entrance hall, which comprises the staircase and an understairs storage cupboard. To the right is the lounge, offering a comfortable living space with a bay window allowing plenty of natural light to flow through. Further along the hall to the right is an additional reception room, ideal for use as a dining room. At the end of the hall is the kitchen, which provides ample worktop and storage space, with a door opening out onto the rear garden.



The first floor leads onto the landing, which provides access to the first bedroom, a generous double, and the second bedroom, another double, both offering space for storage units. The third bedroom is a small single, also suitable for use as a nursery or home office. The bathroom is also situated on the first floor and has been converted into a wet room, comprising a toilet, wash basin, and easily accessible shower.

The rear garden features a pathway to the side with space for outdoor furniture and dining. Steps lead down to the lawn, which is bordered by trees and shrubbery, with a shed at the bottom ideal for garden storage.

Situated in Lye, Stourbridge, the property is close to Stourbridge Town Centre, offering a variety of shops, restaurants, and amenities, as well as Stourbridge Junction train station, the bus station, and road links, making it ideal for commuters.

Details:

Hall

Lounge 9'11" x 11' (3.02m x 3.35m)

Reception Room 11'1" x 11' (3.38m x 3.35m)

Kitchen 14'6" x 7'5" (4.42m x 2.26m)

Landing

Bedroom One 9'11" x 11' (3.02m x 3.35m)

Bedroom Two 10'11" x 10'8" (3.33m x 3.25m)

Bedroom Three 7'3" x 7'1" (2.2m x 2.16m)

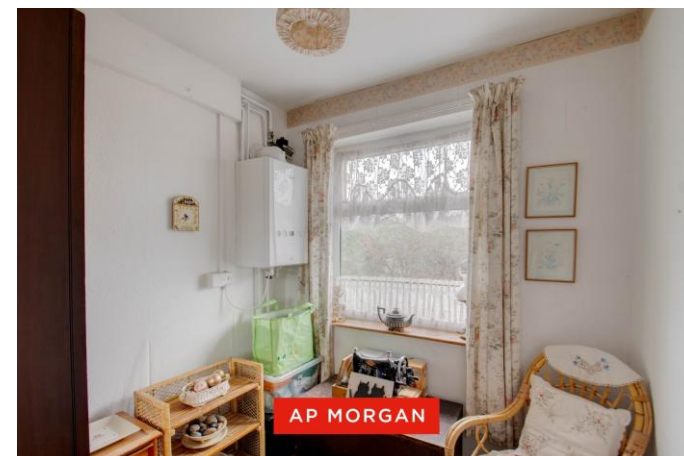
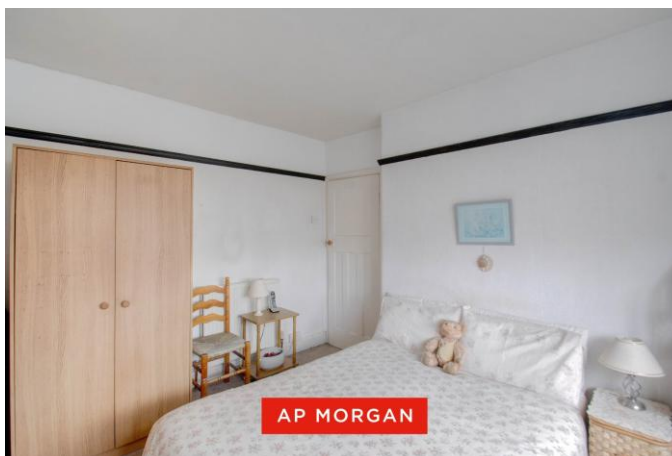
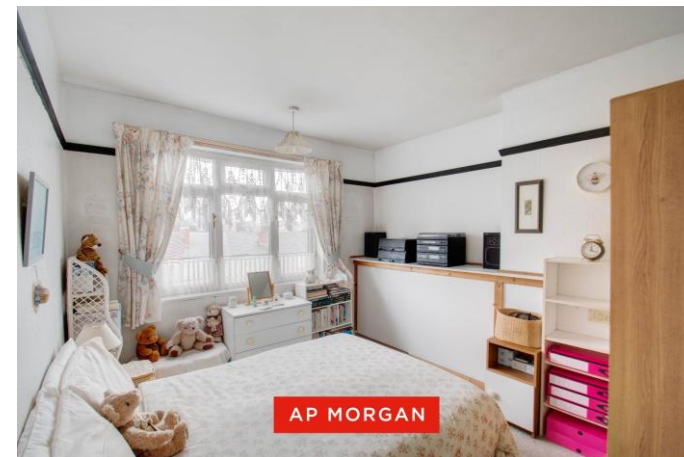
Bathroom 5'8" x 6'4" (1.73m x 1.93m)

EPC Rating: D

Council Tax Band: B (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?

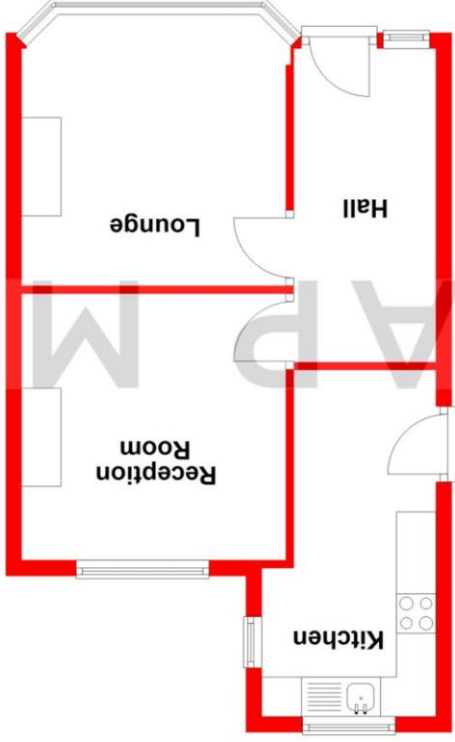
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

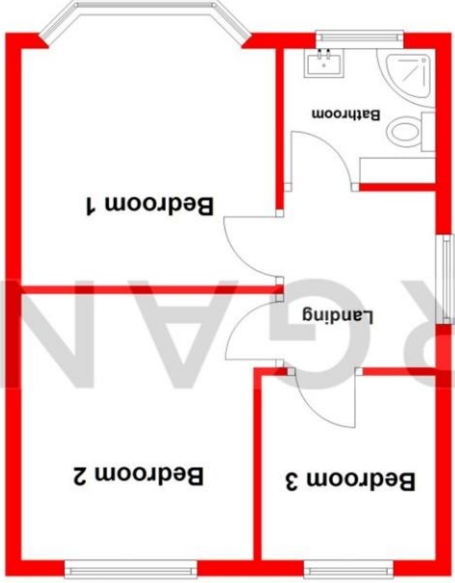
Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per 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.

Ground Floor

Approx. 39.0 sq. metres (419.5 sq. feet)



Total area: approx. 73.9 sq. metres (795.4 sq. feet)



First Floor

Approx. 34.9 sq. metres (375.9 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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