

**AP MORGAN**



**Windsor Grove, Stourbridge, West Midlands**  
Asking Price £325,000

### Features:

- Well-presented detached home
- Three bedrooms
- Spacious lounge
- Open-plan dining room and kitchen
- Modern fitted bathroom
- Great rear garden
- Large driveway
- Sought-after location

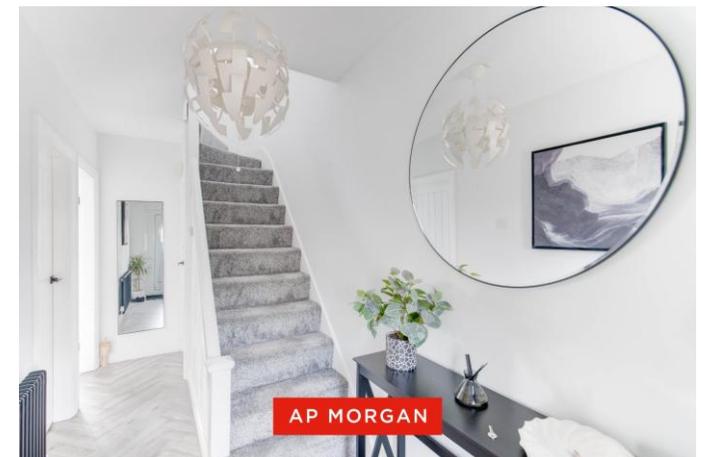
### Description:

Introducing this well-presented detached home offering three great-sized bedrooms, a generously sized lounge, a well-fitted open-plan dining room and kitchen, a great rear garden, and a large driveway, situated in Wordsley, Stourbridge.

On arrival, the property showcases its driveway, suitable for multiple cars, with trees and shrubbery to the left side and a gate to the right allowing access to the rear garden, as well as providing space for bin storage.

Upon entry, the ground floor welcomes you into the spacious entrance hall, which houses the staircase with storage underneath and space for coats and shoe storage. To the left is the entrance to the lounge, a great space for comfort and entertainment, fitted with a feature fireplace and a bay window allowing plenty of natural light to flow through. Returning through the hall, you are led into the dining room, offering a great space for a family dining table, with French doors opening onto the rear garden. The dining room is open-plan to the modern kitchen, which offers ample storage and worktop space, an integrated fridge/freezer, dishwasher, washer/dryer and an oven with an electric hob and extractor hood.

The first floor leads you across the landing into the first bedroom, a spacious double with a bay window; bedroom two, a second double bedroom, both offering space for comfort and storage units; and a third bedroom, ideal as an office, nursery, or dressing room. The bathroom is also situated on the first floor and is fitted with a toilet, wash basin, and bathtub, complemented by beautifully tiled flooring.



The rear garden opens onto the patio, offering a great space for outdoor furniture and dining, with plants and shrubbery along the side. The patio wraps around the side of the property, leading to the gate at the front. The remainder of the garden is laid to lawn with further shrubbery along the edges and the rear, and is bordered by fencing.

Situated in Wordsley, Stourbridge, the property is close to local shops, with major supermarkets within easy reach along the High Street. Open spaces and canal-side walks are easily accessible, along with nearby schooling and main bus routes to surrounding areas.

**Details:**

**Entrance Hall**

**Lounge** 10'11" x 11'6" (3.33m x 3.5m)

**Dining Room** 10'6" x 11'6" (3.2m x 3.5m)

**Kitchen** 12'7" x 5'4" (3.84m x 1.63m)

**Landing**

**Bedroom One** 10'11" x 10'9" (3.33m x 3.28m) Both Max

**Bedroom Two** 10'6" x 11'6" (3.2m x 3.5m) Both Max

**Bedroom Three** 7'2" x 6'3" (2.18m x 1.9m)

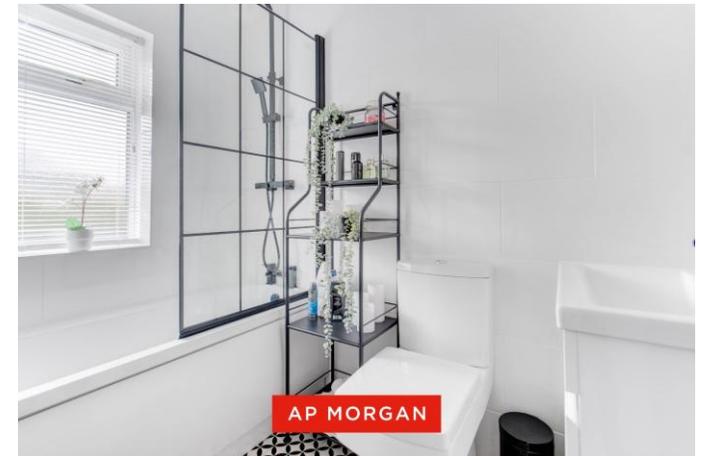
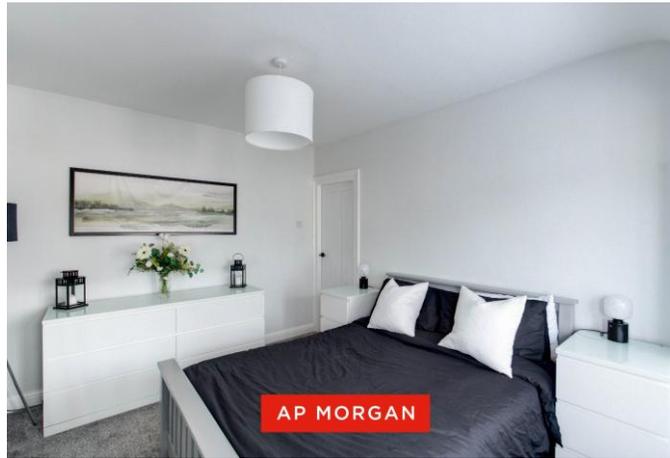
**Bathroom** 7'1" x 5'3" (2.16m x 1.6m)

**EPC Rating:** E

**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?

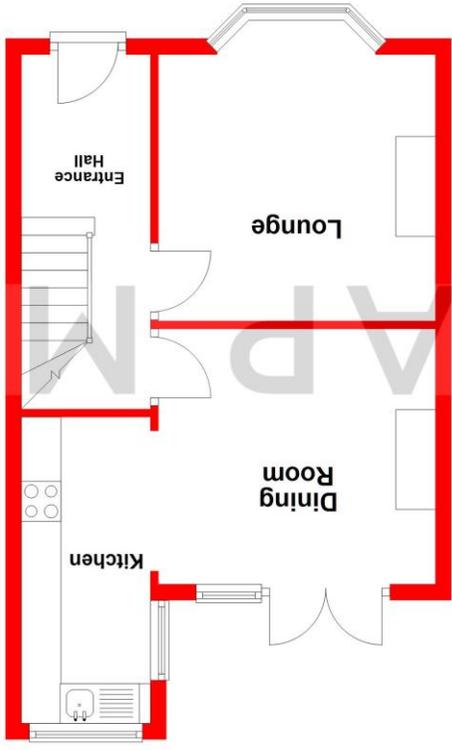
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Identity Checks

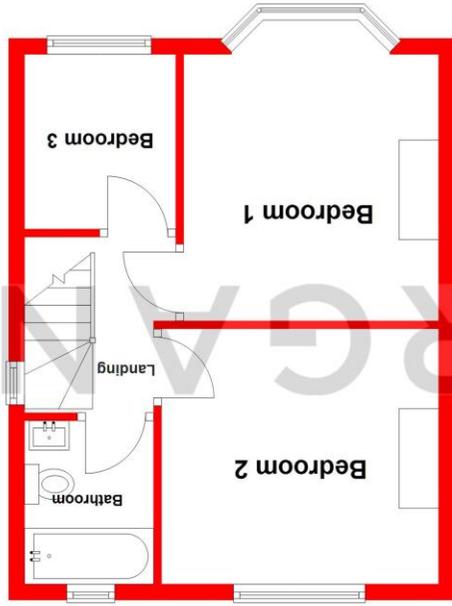
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### Ground Floor

Approx. 37.8 sq. metres (407.2 sq. feet)



Total area: approx. 73.1 sq. metres (786.8 sq. feet)



Approx. 35.3 sq. metres (379.6 sq. feet)

### First Floor

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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