

AP MORGAN



Ibstock Drive, Stourbridge, West Midlands
Asking Price £450,000

Features:

- Well-presented detached family home
- Four spacious bedrooms
- Master bedroom with en-suite
- Generous sized lounge and dining room
- Well-fit kitchen
- Spacious conservatory
- Well-maintained rear garden
- Large driveway, garage and carport

Description:

Welcoming you to this well-presented detached family home, offering four spacious bedrooms, a generously sized lounge, dining room and conservatory, a well-fitted kitchen, a well-maintained rear garden, and the benefits of a large driveway, garage, and carport, situated in Stourbridge.

On arrival, the property presents a large driveway suitable for multiple vehicles, bordered by lawn, trees, and shrubbery, with a carport to the side of the property and a garage behind, perfect for additional parking or storage space.

Upon entry, the ground floor brings you into the entrance hall, which houses the stairs rising to the first floor, an under-stairs storage cupboard, and a WC fitted with a toilet and wash basin. To the right of the hall is the lounge, a generous space for comfort and family entertainment, featuring a fireplace and sliding doors opening into the conservatory. The conservatory offers an additional space for hosting and relaxation, with both a single door and French doors opening into the rear garden.

To the left of the hall is the dining room, a spacious area ideal for family dining, followed by the kitchen, which is fitted with ample storage and worktop space, an integrated oven, microwave, and dishwasher, as well as space for freestanding appliances. The kitchen also leads into a utility area with additional worktop space, room for appliances beneath, and a door opening into the conservatory.

The first floor leads onto the landing and into the master bedroom, which features two fitted wardrobes and an en-suite fitted with a toilet, wash basin, and shower cubicle. There are also two further double bedrooms, one with fitted wardrobes, and a fourth bedroom, a single room also fitted with wardrobes. The family bathroom is situated on this floor and comprises a toilet, wash basin, and bathtub.



The rear garden initially leads onto a patio area, providing a great space for outdoor furniture and dining, with a door allowing access to the garage. To the side of the property is a gate providing direct access to the front. Beyond the patio is a lawn bordered by trees and shrubbery, with a lower section in the corner comprising a greenhouse and offering additional gardening or storage space.

Situated in Stourbridge, the property is ideally located close to local amenities, shops, and well-regarded schools, with Stourbridge Town Centre a stone's throw away, offering a further assortment of shops, restaurants, and amenities. The area also provides excellent road links to Merry Hill, Birmingham City Centre, and the M5 and M42 motorways, as well as convenient public transport with nearby bus and train stations.

Details:

Entrance Hall

WC

Lounge 19'10" x 12'10" (6.05m x 3.9m)

Dining Room 11' x 8'8" (3.35m x 2.64m)

Kitchen 12'1" x 8'8" (3.68m x 2.64m)

Utility Room 4'2" x 6'1" (1.27m x 1.85m)

Conservatory 7'9" x 19'2" (2.36m x 5.84m)

Garage 17'11" x 7'9" (5.46m x 2.36m)

Landing

Master Bedroom 11'9" x 11'6" (3.58m x 3.5m)

En-suite

Bedroom Two 9'1" x 9'7" (2.77m x 2.92m)

Bedroom Three 7'11" x 10'2" (2.41m x 3.1m)

Bedroom Four 8' x 8'2" (2.44m x 2.5m)

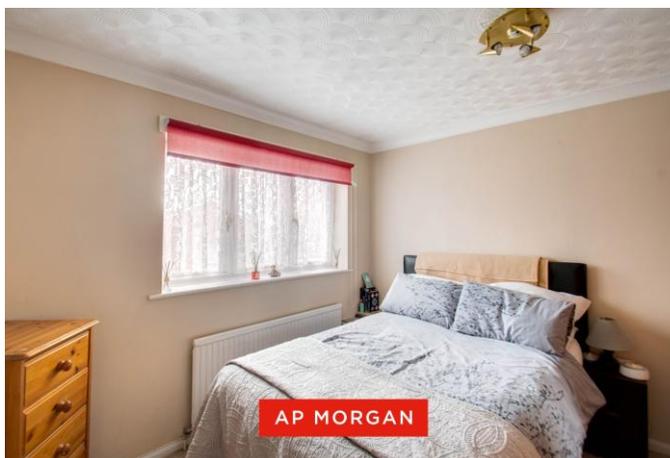
Bathroom 5' x 9'2" (1.52m x 2.8m)

EPC Rating: To be confirmed

Council Tax Band: E (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.



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Property to sell?

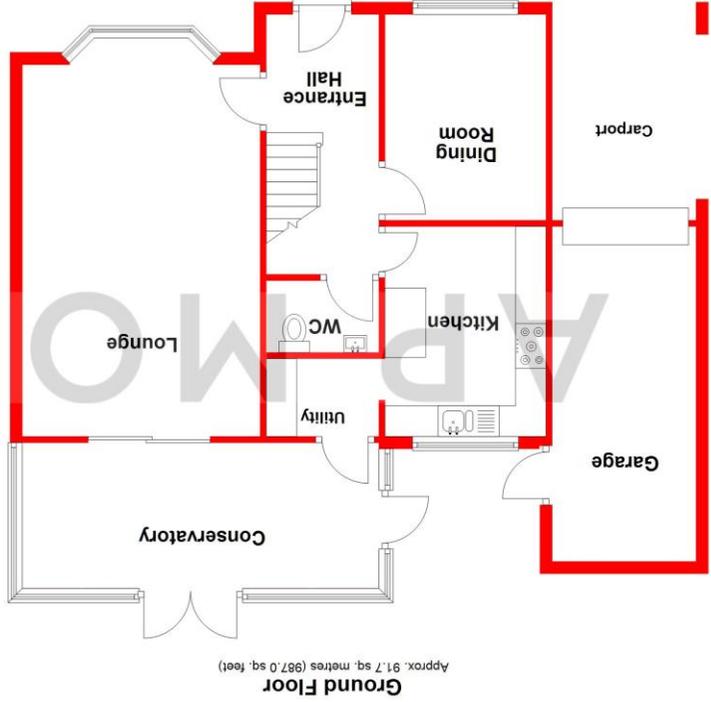
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

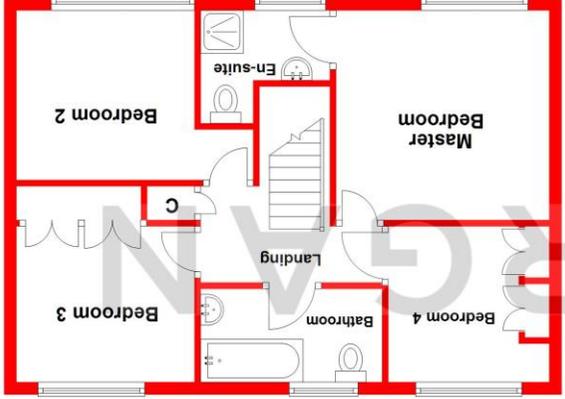
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Ground Floor
Approx. 917 sq. metres (987.0 sq. feet)



First Floor
Approx. 52.6 sq. metres (566.0 sq. feet)

Total area: approx. 144.3 sq. metres (1553.0 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 Planip.

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