

**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)

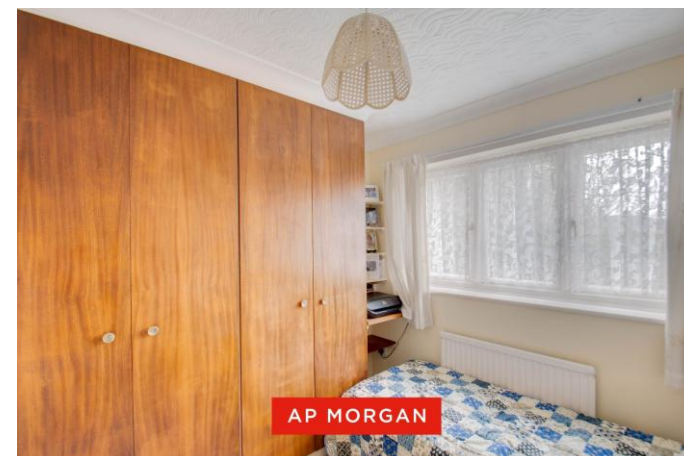
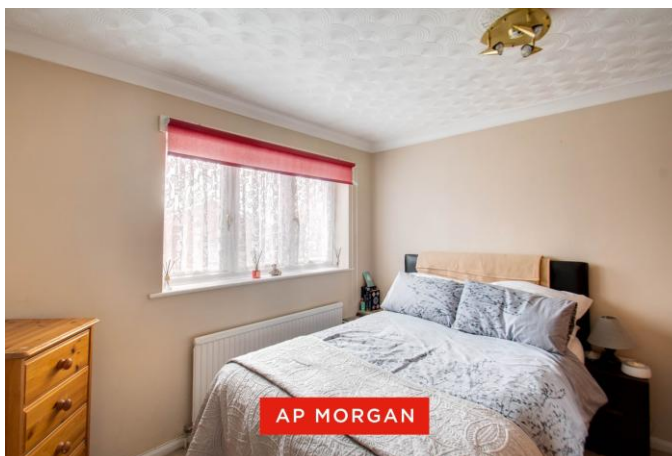
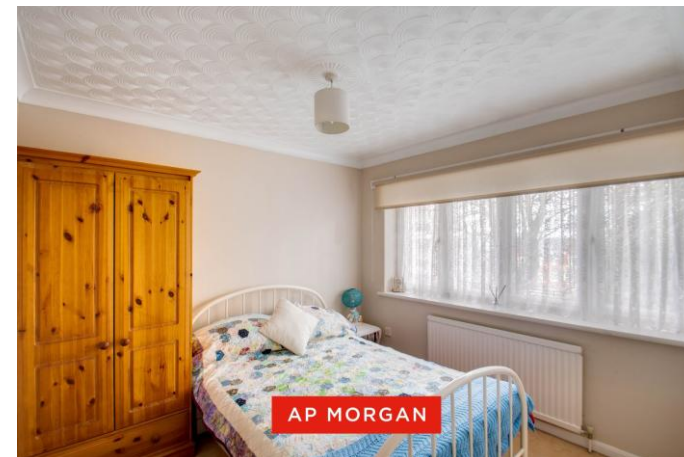
**Bathroom** 5' x 9'2" (1.52m x 2.8m)

**EPC Rating:** E

**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.



## 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?

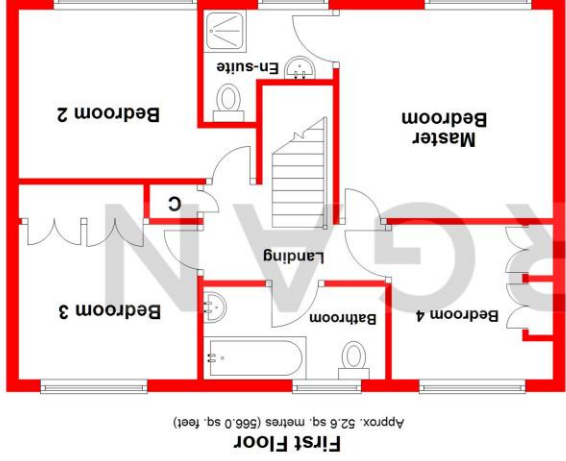
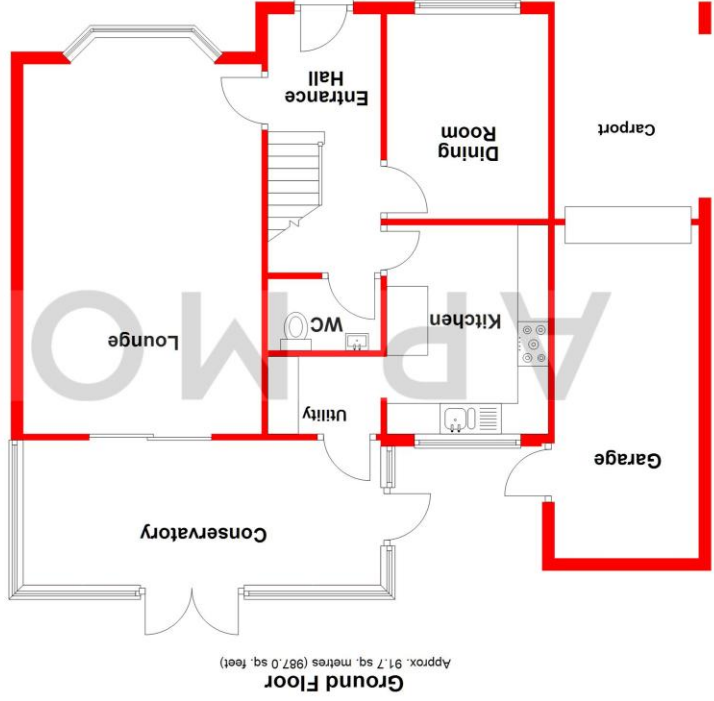
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



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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