

AP MORGAN



South Avenue, Stourbridge, West Midlands
Offers in the region of £300,000

Features:

- End of terrace property
- Two spacious bedrooms
- Generous sized lounge
- Extended kitchen/diner
- Well-fit bathroom
- Low maintenance rear garden
- On-road parking and small garage
- Close to shops, schools and amenities

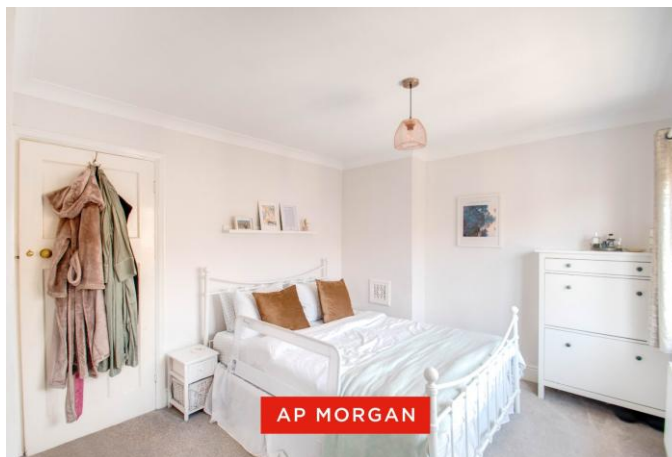
Description:

Introducing this well-presented end-of-terrace home, offering two spacious bedrooms, a comfortable lounge, and an extended kitchen/diner. The property also benefits from off-road parking and a garage, and is situated in the desirable Old Quarter of Stourbridge.

On arrival, the property features a decorative stoned driveway (suitable for 1 small car) and steps leading up to the entrance. To the side of the property is a shared driveway leading down to the garage, along with a gate providing easy access to the rear garden.

Upon entering, the ground floor opens into the hallway, with stairs rising to the first floor. To the right is the lounge, offering a great space for relaxation and entertaining, complete with a feature fireplace and a bay window allowing plenty of natural light to flow through. The lounge leads through to the extended kitchen/diner, with the kitchen positioned along the left-hand side, fitted with ample storage and worktop space, an integrated fridge/freezer and dishwasher, as well as space for a freestanding oven with an extractor hood above. The right-hand side provides space for a family dining table, with French doors opening onto the rear garden.

The first floor comprises a landing leading to two bedrooms: a spacious double and a single, both offering comfortable living space and room for storage. The bathroom is also located on this floor and is fitted with a WC, wash basin, and a bathtub with an overhead shower.



To the rear, the garden opens onto a patio area, with a gate providing access back to the side of the property. A lawned section sits centrally, with a slabbed pathway leading to a further patio area at the top of the garden. This upper patio is ideal for outdoor seating and dining and also benefits from a tree at the rear and a door providing convenient access to the garage.

The property is located in the highly desirable Old Quarter, a traditional area close to Stourbridge Town Centre and a range of local amenities, including popular pubs, restaurants, and shops. The location is also ideal for commuters, with nearby bus and train links, as well as easy access to the M5 motorway and other major routes.

Details:

Hall

Lounge 13'11" x 10'11" (4.24m x 3.33m) Both Max

Kitchen/Diner 17'5" x 14'1" (5.3m x 4.3m)

Landing

Bedroom One 10'1" x 14'6" (3.07m x 4.42m) Both Max

Bedroom Two 12'1" x 7'10" (3.68m x 2.4m)

Bathroom

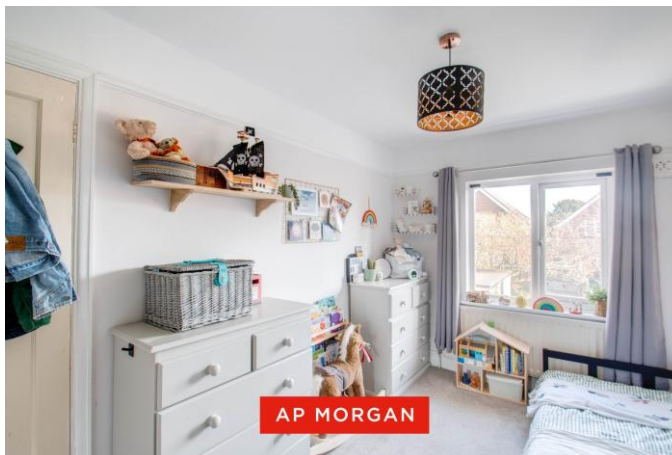
Garage

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?

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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?

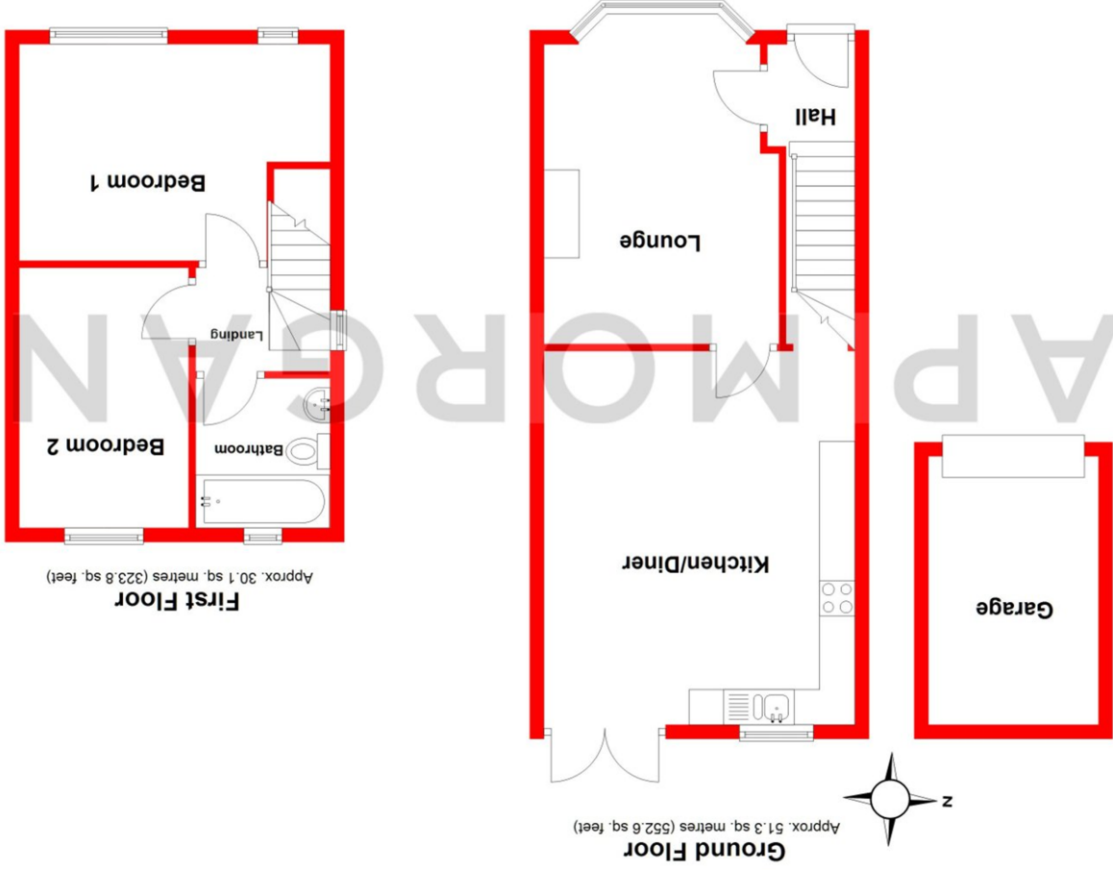
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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Total area: approx. 81.4 sq. metres (876.4 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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