

AP MORGAN



Leonard Road, Dudley
Asking Price £230,000

Features:

- Three bedroom semi-detached family home
- Two double bedrooms and one further single bedroom
- Spacious lounge with electric fireplace
- Fitted kitchen
- Substantial conservatory, ideal as extra living or dining space
- Ground floor WC
- Well maintained lawned front garden
- Front patio with space for outdoor furniture
- Large, raised lawned rear garden
- Additional rear patio seating area
- Short walk to Wollaston village, pubs, parks and amenities
- Wide choice of nearby schools including Ridge Primary, Ridgewood High, Gigmill Primary, Old Swinford Primary and Old Swinford High
- Excellent transport links, with bus routes close by and easy access to the M5 and M42

Description:

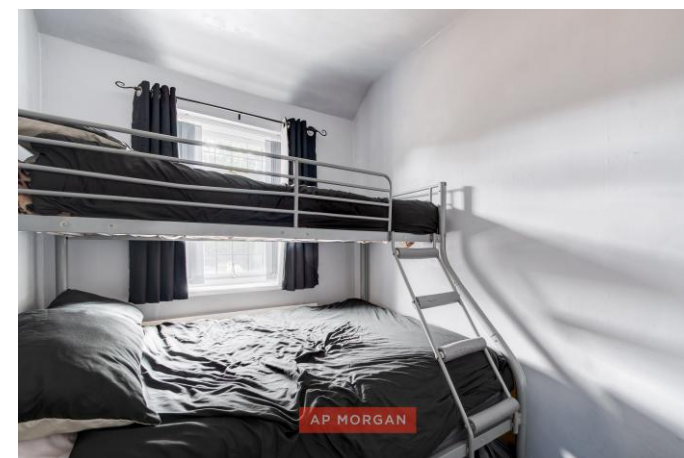
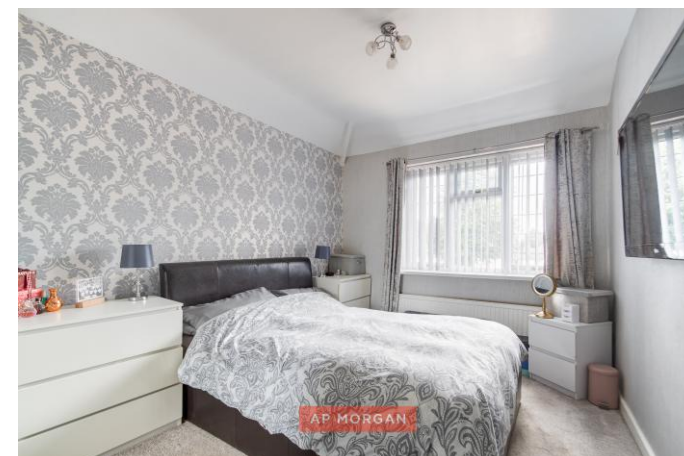
A home given, not just bought. Thirty-eight years, one family, and memories in every room.

This well-presented three-bedroom semi-detached home sits in a quiet, community-minded pocket of Stourbridge, just a short walk from Wollaston village and everything it has to offer. Inside you will find a spacious lounge warmed by an electric fireplace, a fitted kitchen, a substantial conservatory, and a ground floor WC, while upstairs offers two double bedrooms and a single. Outside there is a well maintained lawned front garden with patio space for outdoor furniture, plus a generous raised garden to the rear with its own patio area, ideal for morning coffee or summer get-togethers. With excellent local schools, good transport links, and a real sense of community on the doorstep, this is a home with thirty-eight years of family life behind it and plenty more ahead.

We asked them what made them buy it...

"I was given this house 38 years ago by the council for me, my husband at the time, and my daughter. I loved it from the beginning. It had been freshly modernised and everything was brand new, it was my first home of my own and I treasured it. I liked everything about it, especially the garden. I will always love this house, I lived here 38 years, my children and grandchildren have grown up in this house, and it holds many memories for me.

"The street is lovely and has a very communal feel about it. Years ago we displayed Christmas lights throughout December, and visitors came from far and wide to what is now a very famous street. We collected thousands of pounds for charity and it's never been forgotten. The street is very close to Wollaston village with many pubs and parks just a short walk away if you don't want to drive. We often visit the Princess pub, and there is The Plough on Bridgnorth Road too, which is a gastro pub with amazing food. We also have Mary Stevens Park



and South Road Park, and the Gigmill pub, about a 10 to 15 minute walk away.

"There are so many good schools close by. Ridge Primary is just two streets away, Ridgewood High School is three streets away, and there's a nursery school for toddlers too. Old Swinford Primary and Old Swinford High School are less than a mile away, and Gigmill Primary is about a 15 minute walk or a 3 minute drive. All the amenities are close, Wollaston village is a 10 minute walk or a 2 minute drive, and Stourbridge town is a short walk or drive too. There are bus routes every 15 to 20 minutes at the bottom of the street, and access to the M5 and M42 is just a short drive away."

Our agents say...

The lounge and its electric fireplace make for a proper sit-down-and-relax kind of room, and the conservatory adds valuable extra space, whether that's a sunny breakfast spot or a playroom for the grandchildren. Upstairs, two doubles and a single give real flexibility for growing families or a home office. But it's the garden that steals the show: a neat lawned front, and a large raised rear garden with its own patio, perfect for summer evenings and weekend barbecues. Add Wollaston village, its pubs, parks and schools all within walking distance, and you've got a home that offers space and a genuine sense of belonging.

This is a house that has been loved for thirty-eight years. Come and see why the next chapter could be yours. Get in touch with the team at AP Morgan today to arrange a viewing.

Details:
Hall

Living Room 10'10" x 15'3" (3.3m x 4.65m) Both Max

Kitchen 12'5" x 9'4" (3.78m x 2.84m)

Conservatory 9'10" x 15'3" (3m x 4.65m)

WC 3'10" x 5'7" (1.17m x 1.7m)

Landing

Bedroom One 13'10" x 9'4" (4.22m x 2.84m) Both Max

Bedroom Two 10'11" x 8'1" (3.33m x 2.46m) Both Max

Bedroom Three 7'10" x 8' (2.4m x 2.44m)

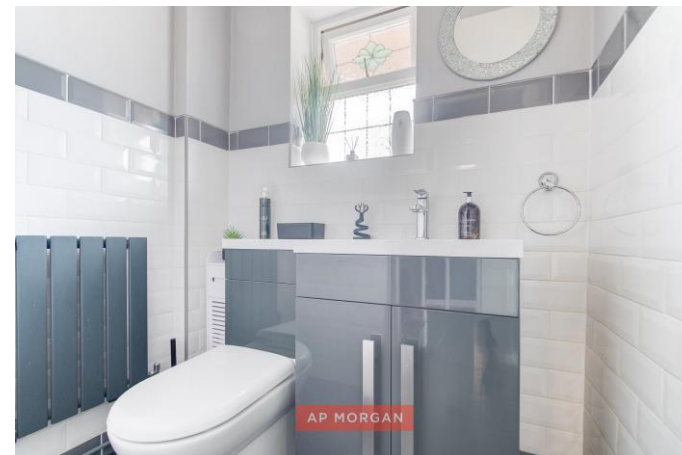
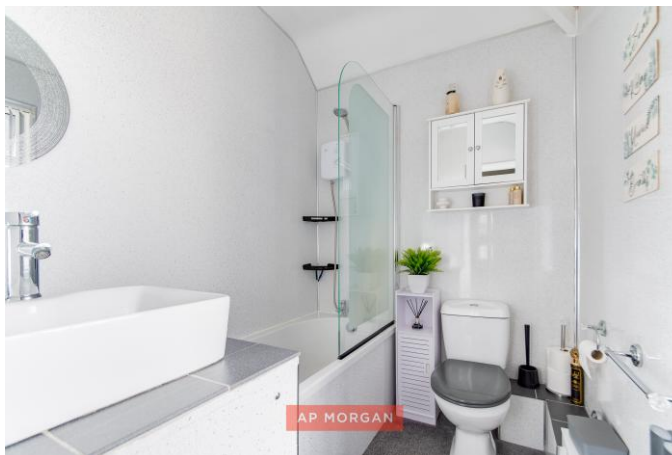
Family Bathroom 7'1" x 5'6" (2.16m x 1.68m)

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.

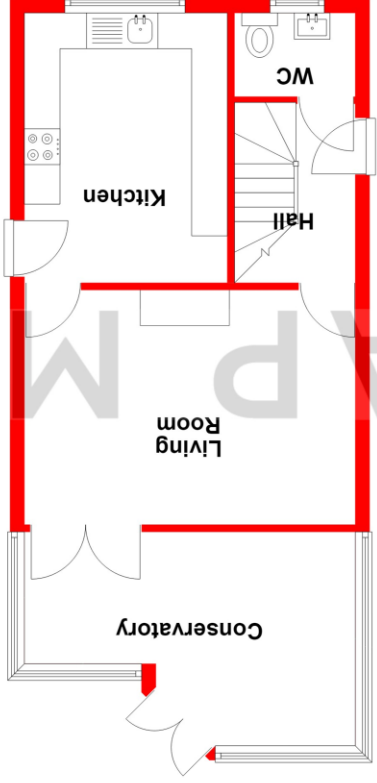
Need a solicitor?

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.

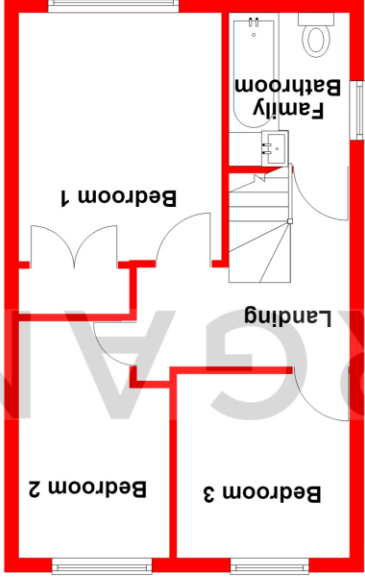
Identity Checks

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



Total area: approx. 80.6 sq. metres (867.5 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.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.