

AP MORGAN



Chapel Street, Lye, Stourbridge
Asking Price £250,000

Features:

- Well-presented detached property
- Two generous sized bedrooms
- Spacious lounge and dining room
- Extended and fitted kitchen
- WC/utility room
- Ample storage throughout
- Private rear garden
- Driveway and garage (four vehicles)

Description:

Introducing this well-presented detached home, situated in Lye, Stourbridge, offering two generously sized bedrooms, a spacious lounge and dining room, a fitted, extended kitchen, a private rear garden, and parking for four vehicles across the driveway and garage.

On arrival, the property presents a driveway suitable for three vehicles, with a lawn patch in the middle and a hedge at the front, creating privacy while adding greenery to the frontage. The driveway leads to the garage, a generous space for additional parking or storage, fitted with a worktop and a wash basin to the left, as well as the boiler, and equipped with both power and lighting. To the right of the hedge is a pathway leading to the entrance at the side of the property, as well as a gate allowing access to the rear garden.

Upon entry, the ground floor welcomes you into the porch, followed by a door with a stained-glass window leading into the spacious entrance hall, which comprises stairs rising to the first floor with a storage cupboard underneath. To the left is the dining room, offering a great space for a family dining table, a feature fireplace, and a bay window allowing plenty of natural light to flow through. Adjacent to this is the lounge, a comfortable space for family relaxation and entertainment, featuring another fireplace and glazed sliding doors opening onto the rear garden. Moving past the lounge from the hall leads you to the extended kitchen, fitted with ample storage and worktop space, an integrated double oven, integrated freezer, and an electric hob with extractor hood. There is also space at the end for an additional relaxation or dining area, with a door opening onto the garden. At the end of the entrance hall is a convenient WC/utility space, fitted with a toilet, wash basin, worktop space, and room underneath for freestanding appliances, along with a door leading to a rear passage.

The first floor opens onto a spacious landing. To the left is the first bedroom, a generous double with fitted wardrobes along one side and an additional wardrobe opposite, providing excellent storage. The second bedroom, located opposite, is another spacious double with a large storage cupboard, and both rooms offer space for additional furniture. The main bathroom is also situated on the first floor and is fitted with a toilet, wash basin, and a large shower cubicle, with additional space behind the door for a storage unit or towels.



The rear, south facing garden features a patio area, ideal for outdoor furniture and dining in the warmer months, complete with a fitted electric awning. Steps lead down to the lawn, which is surrounded by trees and shrubbery, adding greenery, life, and a high level of privacy. At the bottom of the garden is a brick-built outbuilding, fitted with power and lighting.

Conveniently located near local shops, convenience stores, a pharmacy, a library, and direct bus links into Stourbridge, Halesowen, and surrounding areas, the property also benefits from being within easy reach of Lye train station, which offers connections to Birmingham city centre, Kidderminster, and Worcester.

Details:

Porch

Entrance Hall

Lounge 12' x 12'11" (3.66m x 3.94m)

Dining Room 10'11" x 15'9" (3.33m x 4.8m) Both Max

Kitchen 6'2" x 23'5" (1.88m x 7.14m)

WC/Utility 7'5" x 6'6" (2.26m x 1.98m)

Landing

Bedroom One 16'11" x 12'11" (5.16m x 3.94m)

Bedroom Two 14'8" x 12'10" (4.47m x 3.9m)

Bathroom 7' x 6'5" (2.13m x 1.96m)

Garage 12'10" x 16'6" (3.9m x 5.03m)

EPC Rating: To be confirmed

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.



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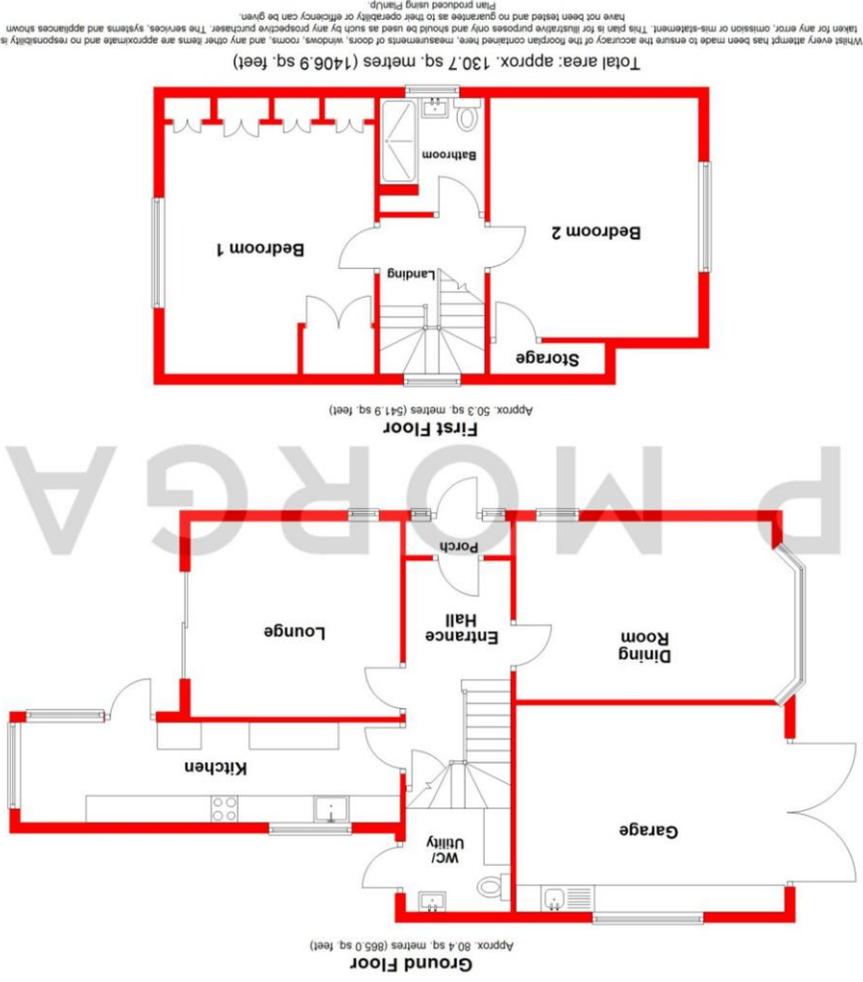
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Total area: approx. 130.7 sq. metres (1406.9 sq. feet)

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