

**AP MORGAN**



**Compton Road, Pedmore, Stourbridge**  
Asking Price £350,000

**Features:**

- \*\*OFFERED WITH NO ONWARD CHAIN\*\*
- Well-presented family home
- Semi-detached
- Three bedrooms
- Generous lounge and dining room space
- Well-fit kitchen
- Beautifully presented rear garden
- Three car driveway and single garage

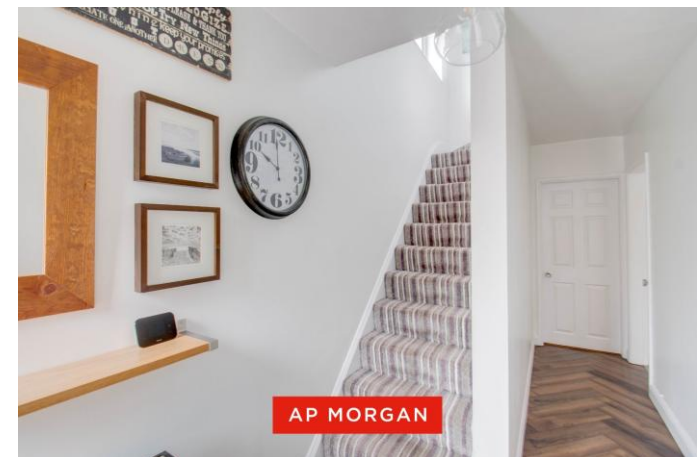
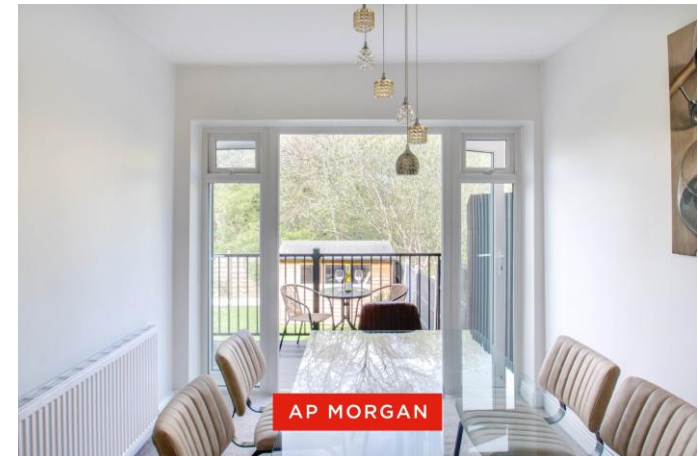
**Description:**

Welcoming you to this well-presented semi-detached property, a great family home offering three bedrooms, a spacious lounge and dining area, a well-fitted kitchen, a fantastic rear garden, and the added benefits of a three-car driveway and a single garage, situated in Pedmore, Stourbridge.

On arrival, the property presents a large stoned driveway, suitable for three cars, with a lawn to the right adding greenery to the frontage. The front also provides a garage for additional parking or storage, accessed via an electric garage door. There is a gate to the left providing access to the rear garden, and the entrance to the home is located to the right.

Upon entry, the ground floor leads you into the entrance hall, which comprises stairs rising to the first floor. To the right is the lounge, a great space for relaxation, featuring a large window with fitted blinds that flood the room with natural light. The dining room is open to the lounge, providing an ideal space for family dining and entertaining, with French doors opening onto the decking. At the end of the entrance hall is the kitchen, fitted with ample storage and worktop space, room for freestanding appliances, a door leading to under-stairs storage, and a further door opening onto the rear garden.

The first floor leads from the landing into bedroom one, a spacious double; bedroom two, also suitable as a double; and bedroom three, a single room or ideal as an office or nursery, also fitted with blinds. The bathroom is located on the first floor and is fitted with a toilet, wash basin, and bathtub with an overhead shower. There is also an airing cupboard housing the boiler and providing additional storage.



The rear garden, accessed through the kitchen, initially leads onto a patio area at the side, with access to the gate leading to the front drive. Steps lead down to a second patio area, both offering excellent spaces for outdoor furniture, dining, and family entertainment. Steps to the right lead up to the decking area near the dining room, providing an additional space for relaxation. The remainder of the garden is laid to lawn, with shrubbery around the edges and a shed for storage, all enclosed by fencing, including storm-resistant panels.

This property is well situated for families due to its close proximity to well-regarded schools for all ages. For commuters, there are several road links to Birmingham, Merry Hill, and Stourbridge, as well as Stourbridge Junction, just over a mile away, providing rail links to Birmingham and Worcester. Local shops and amenities are nearby, with further options available in Stourbridge town centre and Merry Hill.

**Details:**

**Entrance Hall**

**Lounge** 14'5" x 10'11" (4.4m x 3.33m)

**Dining Room** 8'11" x 8'7" (2.72m x 2.62m)

**Kitchen** 8'11" x 8'7" (2.72m x 2.62m)

**Garage** 16'2" x 7'10" (4.93m x 2.4m)

**Landing**

**Bedroom One** 13' x 10'2" (3.96m x 3.1m)

**Bedroom Two** 10'7" x 10'2" (3.23m x 3.1m)

**Bedroom Three** 8'11" x 7'3" (2.72m x 2.2m)

**Bathroom** 6'9" x 7'3" (2.06m x 2.2m)

**EPC Rating:** To be confirmed

**Council Tax Band:** D (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?

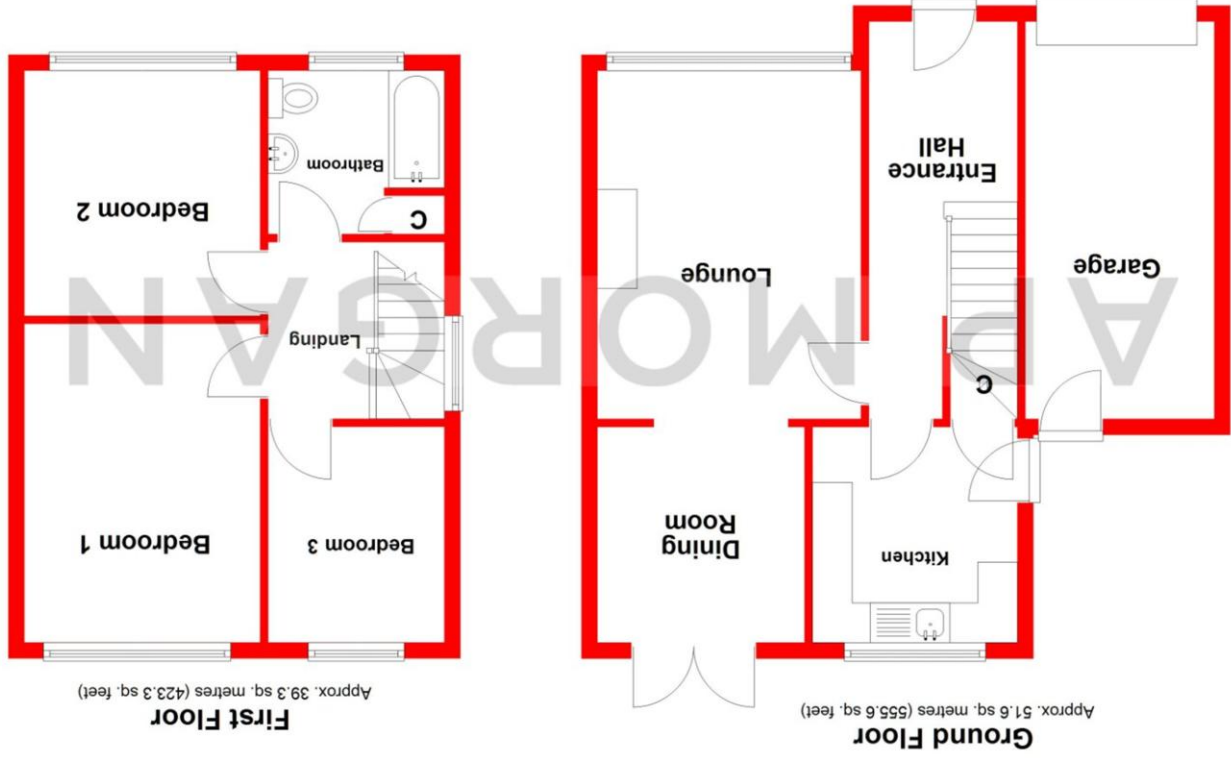
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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. 90.9 sq. metres (978.9 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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