

AP MORGAN



Rutland Place, Stourbridge, West Midlands
Offers in excess of £220,000

Features:

- Semi-detached family home
- Three bedrooms
- Well-fit kitchen/diner
- Spacious lounge
- Great conservatory
- Well-fit bathroom
- Low maintenance rear garden
- Multi-car driveway

Description:

Welcoming you to this well-presented semi-detached home, offering three bedrooms, a well-fitted kitchen/diner, a spacious lounge, and a great conservatory. Large windows throughout the property create a bright and airy feel, complemented by the benefits of a low-maintenance rear garden and a multi-car driveway. The property is situated in Wollaston, Stourbridge.

On arrival, the property presents a driveway at the front, suitable for three vehicles, with steps leading down to the entrance. There is a front patio area and a side gate allowing direct access to the rear garden.

Upon entry, the ground floor opens into the entrance hall, comprising stairs rising to the first floor. The lounge is located to the right, offering a great space for comfort and entertainment, with a bay window allowing plenty of natural light to flow through. At the end of the entrance hall is the kitchen/diner, which offers excellent storage and worktop space, an integrated oven with a four-burner gas hob and extractor hood, and space for freestanding appliances, as well as room for a family dining table.

The kitchen/diner leads into a utility space fitted with countertops and space below for appliances, along with additional storage space under the stairs and a door leading out to the rear garden. It also opens into the conservatory, a great space for relaxation, with French doors opening onto the garden.

The first floor leads onto a landing fitted with a spacious airing cupboard. The first bedroom is a spacious double with fitted wardrobes along one side, offering great storage and space-saving benefits. Bedroom two is a generous single with a fitted wardrobe, and bedroom three is another single, ideal as an office or nursery. The bathroom is also located on the first floor and is fitted with a toilet, wash basin, and bathtub with an overhead shower.



The rear garden initially opens onto a patio, providing a great space for outdoor furniture and dining, with a path running along the side leading to the back of the garden. It features a shed for garden storage and a garden room, ideal for use as a workshop, office, home gym, or playroom. The garden room is fitted with electricity, lighting, its own separate fuse box, and a reinforced floor. The remainder of the garden is laid to lawn and bordered by fences.

Situated in Wollaston, Stourbridge, the property is close to both Stourbridge Town Centre and Merry Hill Shopping Centre, offering a wide range of shops, restaurants, and amenities, as well as convenience stores, well-regarded schools, parks, and nearby open fields.

Details:

Entrance Hall

Lounge 10'10" x 13'11" (3.3m x 4.24m)

Kitchen/Diner 12'4" x 17'4" (3.76m x 5.28m)

Utility Room 12'4" x 4' (3.76m x 1.22m)

Conservatory 9'5" x 7'6" (2.87m x 2.29m)

Landing

Bedroom One 10'10" x 12'3" (3.3m x 3.73m)

Bedroom Two 10'2" x 9'3" (3.1m x 2.82m)

Bedroom Three 10'6" x 8'1" (3.2m x 2.46m)

Bathroom 5' x 7'9" (1.52m x 2.36m)

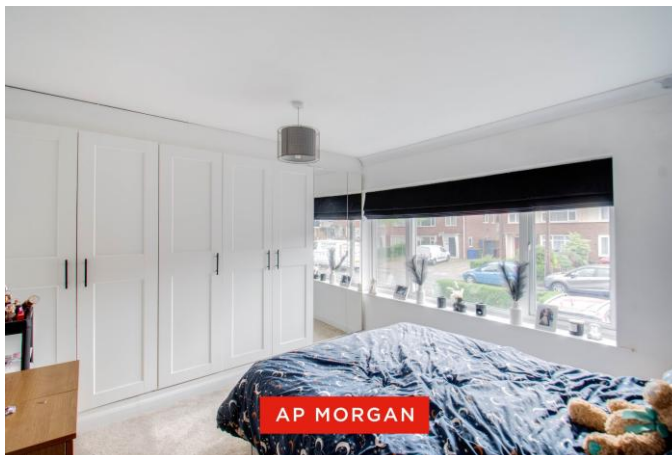
Garden Room 9'6" x 16'1" (2.9m x 4.9m)

EPC Rating: C

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.



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Property to sell?

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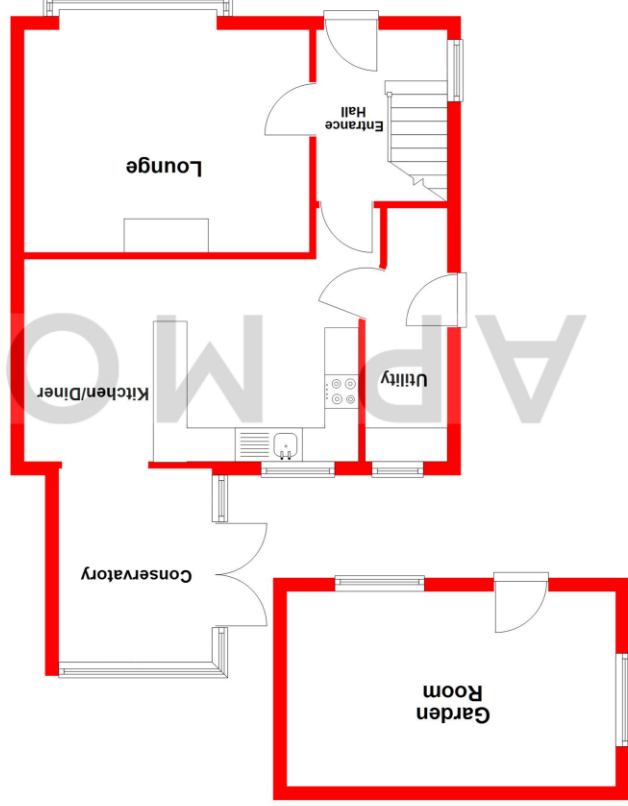
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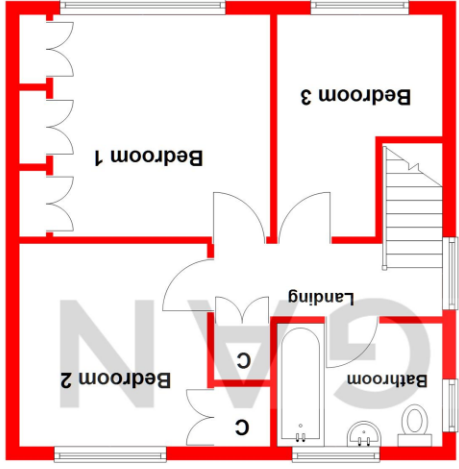
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Ground Floor
Approx. 617 sq. metres (664.2 sq. feet)



First Floor
Approx. 394 sq. metres (423.6 sq. feet)



Total area: approx. 101.1 sq. metres (1087.8 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 Planlup.

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