

AP MORGAN



Lion Street, Stourbridge, West Midlands
Offers in the region of £400,000

Features:

- Well-presented semi-detached family home
- Five great sized bedrooms
- Spacious lounge and dining room
- Well-equipped kitchen
- Family bathroom and downstairs WC
- Low maintenance rear garden
- Driveway and single garage
- Fantastic location near schools, shops and amenities

Description:

Introducing this well-presented semi-detached family home, offering five well-sized bedrooms, spacious lounge and dining areas, a well-fitted kitchen, a utility room with a downstairs WC, and the added benefits of a multi-car driveway and single garage, all situated within close proximity to Stourbridge Town Centre.

On arrival, the property features a driveway at the front suitable for multiple vehicles, with additional on-street parking available. The right-hand side of the property provides access to the single garage, ideal for extra parking or storage, with the main entrance positioned centrally.

Upon entry, the ground floor opens into a porch, which leads into the entrance hall, comprising stairs rising to the first floor with a cupboard underneath. To the left is the dining room, a great space for a family dining table and hosting, featuring a bay window that allows plenty of natural light to flow through, as well as double doors opening into the lounge. The lounge provides a comfortable and relaxing space, complete with an electric fireplace and sliding doors opening onto the rear garden.

At the end of the entrance hall is the kitchen, well fitted with ample storage and worktop space, along with integrated appliances including an oven, microwave, dishwasher, fridge, and a five-burner gas hob with extractor hood. The kitchen leads into the utility room, fitted with worktops and storage cupboards, with space underneath for appliances. From here, there is access to a downstairs toilet, a door into the garage, and an additional door leading out to the rear garden.

The first floor comprises a landing leading to bedroom one, a generous double with space for storage units; bedroom two, another double with a fitted wardrobe and cupboards above the headboard; bedroom three, a further double with storage space; bedroom four, a single room with a storage cupboard; and bedroom five, ideal as an office or nursery. The family bathroom is also located on this floor and is fitted with a toilet, a large wash basin with storage underneath and to the sides, a bathtub, and a shower cubicle.



The rear garden is low maintenance, with the majority being paved, and is bordered by trees and shrubbery along the back, adding greenery and colour. The garden also features a greenhouse, ideal for gardening or additional storage.

This property is ideally located close to Stourbridge Town Centre, offering a wide range of shops and amenities, as well as local supermarkets. Stourbridge Ring Road is also nearby, providing convenient road links to Birmingham and Merry Hill. The nearby Stourbridge bus station offers public transport links to Birmingham, Merry Hill, and beyond, as well as a shuttle train to Stourbridge Junction, providing rail connections to Birmingham and Worcester.

Details:
Porch

Entrance Hall

Dining Room 11'11" x 10'10" (3.63m x 3.3m)

Lounge 20'8" x 10'2" (6.3m x 3.1m)

Kitchen 13'9" x 8'2" (4.2m x 2.5m) Both Max

Utility 11'3" x 5'10" (3.43m x 1.78m) Both Max

WC

Garage

Landing

Bedroom One 13'5" x 10'2" (4.1m x 3.1m)

Bedroom Two 11'10" x 9'9" (3.6m x 2.97m)

Bedroom Three 13'3" x 7'4" (4.04m x 2.24m) Both Max

Bedroom Four 7'7" x 6'8" (2.3m x 2.03m)

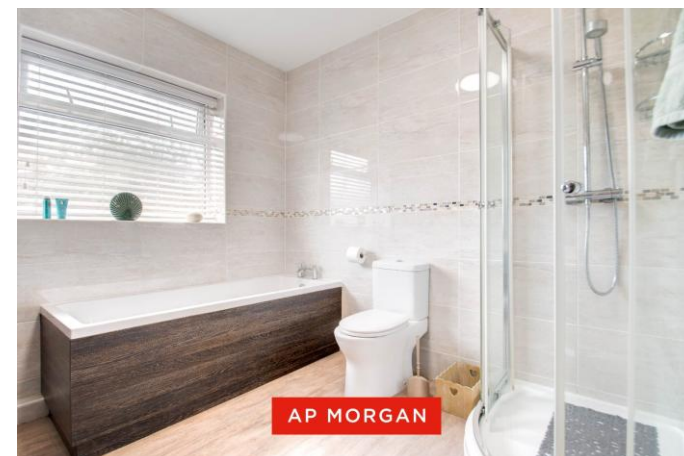
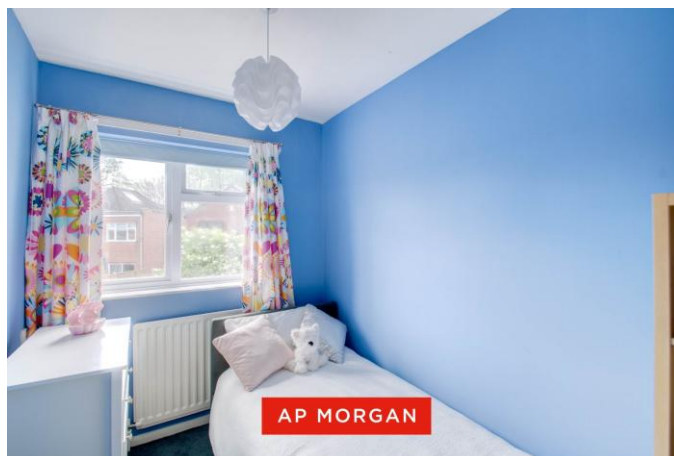
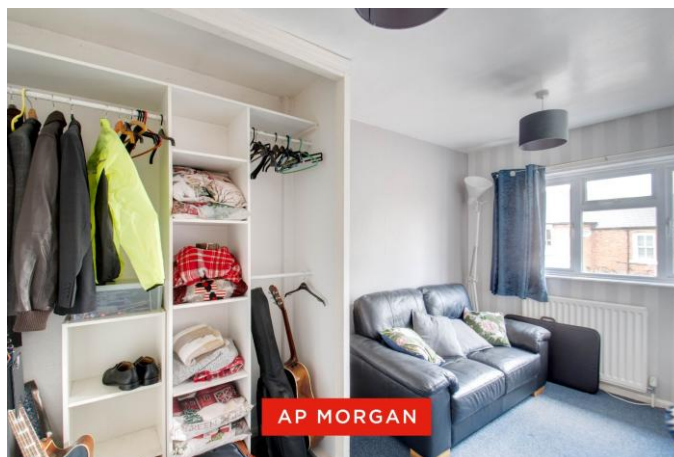
Bedroom Five 9' x 6'5" (2.74m x 1.96m)

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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Property to sell?

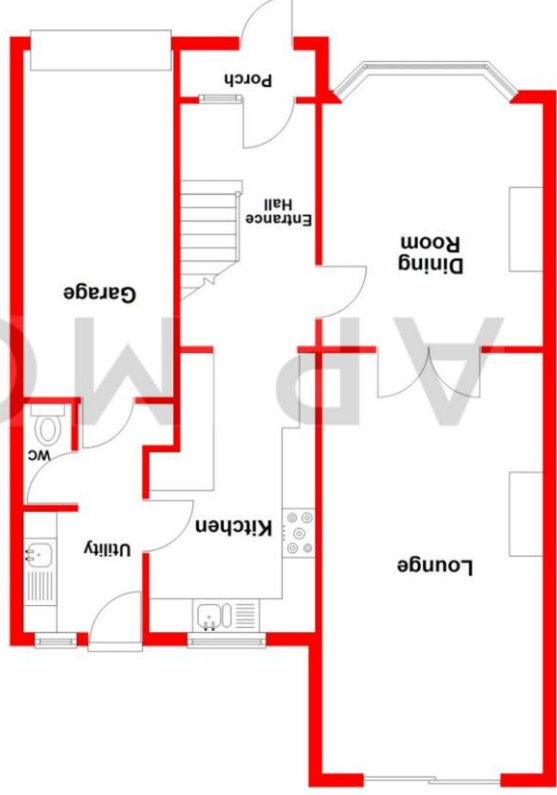
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

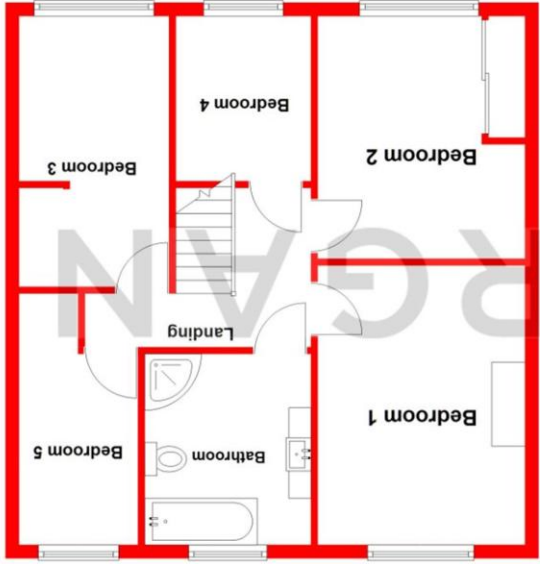
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Ground Floor
Approx. 71.0 sq. metres (764.2 sq. feet)



First Floor
Approx. 58.4 sq. metres (628.7 sq. feet)

Total area: approx. 129.4 sq. metres (1392.9 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 Planlup.

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