

AP MORGAN



Portland Drive, Stourbridge
Asking Price £350,000

Features:

- Beautifully presented three-bedroom semi-detached house in Stourbridge
- Perfect for large and growing families.
- A significant lounge,
- Large dining room,
- Generously sized kitchen,
- Utility,
- Secondary reception room,
- Ground floor shower room,
- Three double bedrooms,
- Family bathroom,
- Versatile rear garden,
- Off-street parking,
- Prime position for amenities access.

Description:

This beautifully presented 3-bedroom semi-detached house in Stourbridge is perfect for large and growing families. Presenting: a significant lounge, large dining room, generously sized kitchen, utility, secondary reception room, ground floor shower room, three double bedrooms, family bathroom, versatile rear garden, off-street parking and is in a prime position for amenities access.

Approaching the property there is a block paved driveway offering space for parking multiple vehicles and allowing front access to the porch/hall with side access to the rear garden.

Entering the porch and entrance hall, there is plenty of space for removing outdoor jackets and footwear, the stairs to the first floor landing are immediately accessible. The lounge is significantly sized, hosting space for multiple suites, a large rear window looking to the rear patio, and a gas fireplace. The lounge adjoins the large dining room, offering space for a dining table and chairs. Additionally there is access to the secondary reception room, currently being used as a ground floor bedroom. The kitchen is generously sized, hosting ample counter space with an integral double electric oven, sink with drain, electric hob, dishwasher, and fridge/freezer. The kitchen is completed by an integral breakfast island and allows access to the utility and rear patio.



Ascending to the first floor, Bedroom One is an expansive double looking to the rear aspect with integral wardrobes offering plenty of storage. Bedroom Two is also a large double bedroom looking to the front with an integral wardrobe. Bedroom Three is the single of the property looking to the rear and is currently being used as a study

Details:

Porch

Entrance Hall

Lounge/Dining Room 17'10" x 21'2" (5.44m x 6.45m) Both Max

Kitchen/Breakfast Room 15'7" x 13' (4.75m x 3.96m) Both Max

Bedroom 15'7" x 9' (4.75m x 2.74m) Both Max

Utility Room 6'8" x 3' (2.03m x 0.91m)

Shower Room 5'10" x 5' (1.78m x 1.52m) Both Max

Landing

Bedroom One 12'10" x 12'4" (3.9m x 3.76m)

Bedroom Two 12'11" x 9'8" (3.94m x 2.95m)

Bedroom Three 12'10" x 8' (3.9m x 2.44m)

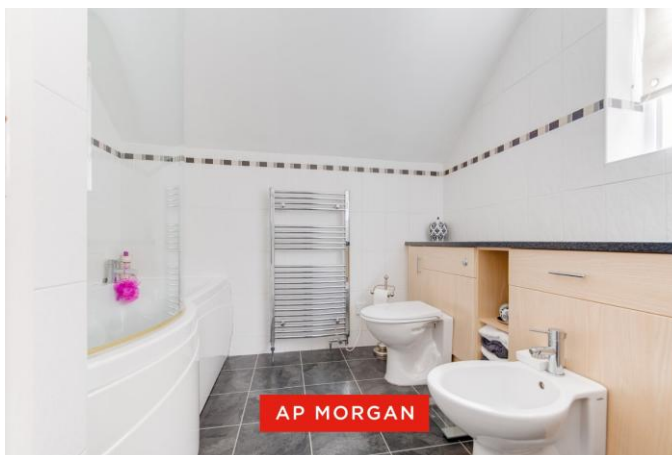
Bathroom 8'9" x 7'10" (2.67m x 2.4m)

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

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?

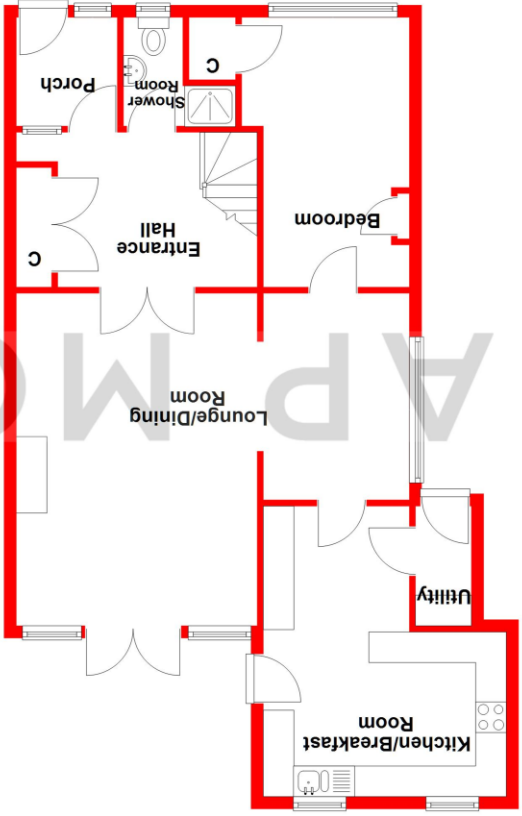
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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.



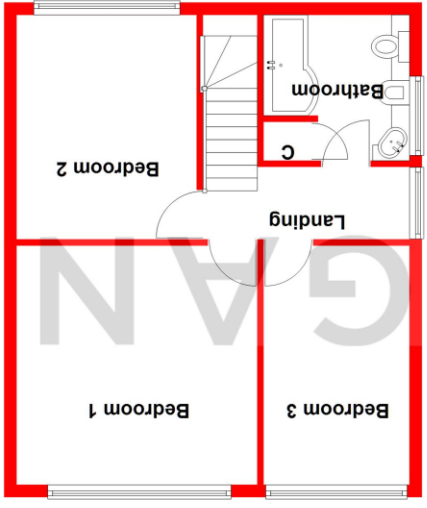
Ground Floor
Approx. 77.9 sq. metres (838.6 sq. feet)



Total area: approx. 128.2 sq. metres (1380.2 sq. feet)

Whist 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 Planip.

First Floor
Approx. 50.3 sq. metres (541.5 sq. feet)



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