

**AP MORGAN**



**Wynall Lane, Wollescote, Stourbridge**  
Guide Price £280,000

### Features:

- Detached bungalow
- Three bedrooms
- Generous lounge space
- Fantastic conservatory
- Well-equipped kitchen
- On-road parking and single garage

### Description:

\*\*Guide Price £280,000 - £290,000\*\*

Welcoming you to this well-presented detached bungalow, offering three generously sized bedrooms, a spacious lounge, a well-equipped kitchen, and a fantastic conservatory. The property also benefits from on-road parking to both the front and rear, as well as a single garage at the rear, and is situated in Wollescote, Stourbridge.

On arrival, the property features steps leading down to the entrance, with a lawned area to the side providing greenery to the frontage, bordered by partial brick walls. At the base of the steps, there is space for bin storage, with the entrance located at the end.

Upon entering, you are welcomed into a porch with fitted cupboards and space for coats and shoe storage. This leads into the entrance hall, which provides access to all rooms. To the right is the kitchen, fitted with ample storage and worktop space, a breakfast bar, an integrated oven and dishwasher, and space for a freestanding fridge/freezer, washing machine, tumble dryer, additional freezer, and microwave. There is also a large pantry cupboard in the corner, offering excellent storage, and a door leading out to the rear garden.

Returning through the entrance hall, you enter the lounge—a great space for comfort and entertaining—which also leads into the fantastic conservatory via bi-fold doors. This provides a warm and inviting space for relaxation, overlooking the peaceful views.

The bedrooms include bedroom one, a generous double with freestanding wardrobes; bedroom two, a second



double with a wardrobe; and bedroom three, a single room that would also make an ideal dressing room or office space. The bathroom is well fitted with a toilet, wash basin, bathtub, and shower cubicle.

The rear garden features steps leading down to a central lawn, with access to storage space beneath the conservatory. Further steps lead down to an additional lawned area, with a path to the side providing access to the garage, which offers space for parking or storage, along with additional parking in front.

Situated in the popular area of Wollescote, Stourbridge, this property benefits from excellent local amenities and schooling, as well as superb road and transport links with easy access to the M5.

#### Details:

Porch

Entrance Hall

Kitchen 9'9" x 15'1" (2.97m x 4.6m)

Lounge 14'7" x 10'10" (4.45m x 3.3m)

Conservatory 11'7" x 10'10" (3.53m x 3.3m)

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

Bedroom Two 10' x 9'11" (3.05m x 3.02m)

Bedroom Three 7'2" x 10'10" (2.18m x 3.3m)

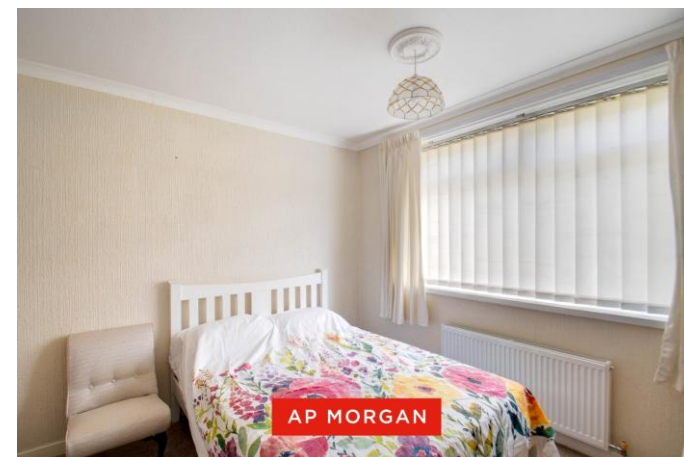
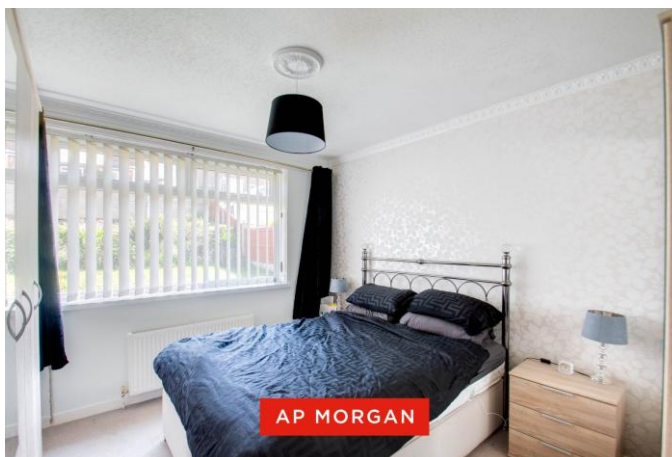
Bathroom 9'4" x 6'10" (2.84m x 2.08m)

Garage

EPC Rating: D

Council Tax Band: C (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).



## 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?

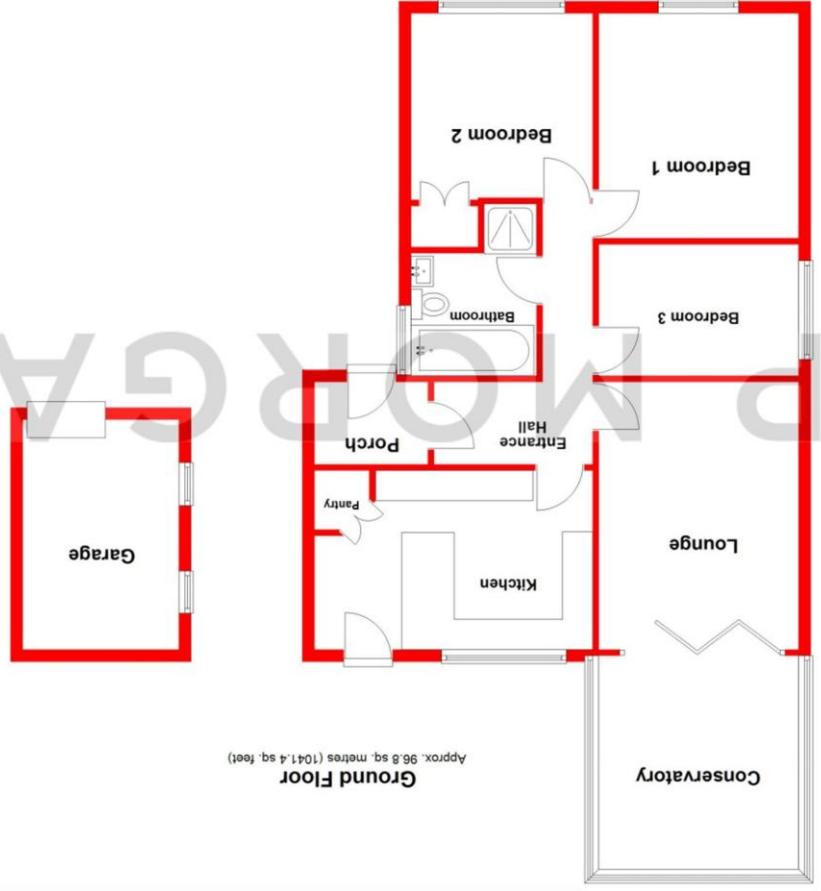
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Ground Floor  
Approx. 96.8 sq. metres (1041.4 sq. feet)

Total area: approx. 96.8 sq. metres (1041.4 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 Planipz.

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