

AP MORGAN



Agenoria Drive, Stourbridge
Guide Price £350,000 - £375,000

Features:

- Beautifully presented detached home in Stourbridge.
- Exciting opportunity for large and growing families.
- Off-street parking for multiple vehicles,
- Generously sized lounge,
- Large, fitted kitchen
- Spacious secondary reception room
- Substantial rear conservatory
- Well maintained low maintenance rear garden
- Ground floor WC and separate shower room
- Front access storage garage
- Outbuilding perfect for hobbies/DIY/storage

Description:

A detached home in Stourbridge with more space than you might expect — and a ground floor shower room that changes everything.

If flexibility is top of your list, this home is worth a serious look. This well-extended detached home in Stourbridge delivers a layout that works beautifully for a wide range of buyers — whether that is a growing family needing room to spread out, someone wanting ground floor convenience, or buyers who simply want more from their home than the average street listing offers.

Step inside and the ground floor immediately impresses with its sheer versatility. The lounge gives you a comfortable, generous living space, while the kitchen/diner is the kind of room that earns its place at the heart of family life — practical enough for a busy weekday and relaxed enough for a weekend with friends. A separate utility room keeps the everyday clutter out of sight, and a downstairs WC adds the kind of convenience that quickly becomes impossible to live without.

What really sets this home apart at ground floor level is the converted garage space, now home to a dedicated secondary reception room and its own shower room. Whether you are thinking of a home office that feels properly separated from the rest of the house, a hobby room, a games room, or simply a quiet retreat away from the main living areas, this space delivers without compromise and gives the home a genuinely different feel to anything else.

The conservatory brings the outside in, flooding the rear of the home with natural light and offering a lovely transition to the garden beyond — the kind of space that earns its keep across every season.



Outside, the garden and outbuilding give you further room to breathe. Whether you are a gardener, someone who needs a serious workshop or studio space, or just want somewhere to disappear to, the outdoor space here is a real asset.

Upstairs, three bedrooms with integral storage and a family bathroom complete the home.

Homes that offer this much flexibility do not hang around. Call us today and let us show you everything this one has to offer.

Details:

Entrance Hall

Lounge 15'7" x 15'6" (4.75m x 4.72m) Both Max

Kitchen/Diner 8'4" x 15'6" (2.54m x 4.72m)

Utility Room 5'5" x 11'4" (1.65m x 3.45m) Both Max

Conservatory 8'5" x 11'5" (2.57m x 3.48m)

Secondary Reception Room 13'10" x 9'8" (4.22m x 2.95m) Both Max

Ground Floor Shower Room 5'9" x 8'2" (1.75m x 2.5m) Both Max

Ground Floor WC 6'5" x 2'5" (1.96m x 0.74m)

Landing

Bedroom One 12'5" x 9'1" (3.78m x 2.77m)

Bedroom Two 9'1" x 8'2" (2.77m x 2.5m)

Bedroom Three 8'8" x 6'2" (2.64m x 1.88m)

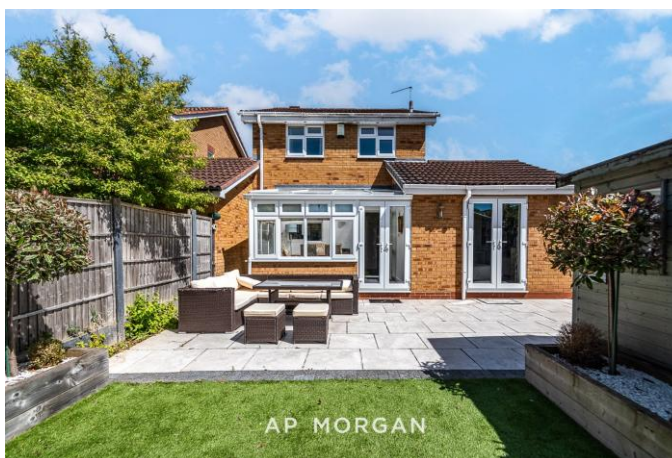
Bathroom 5'9" x 7' (1.75m x 2.13m)

EPC Rating: C

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.



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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?

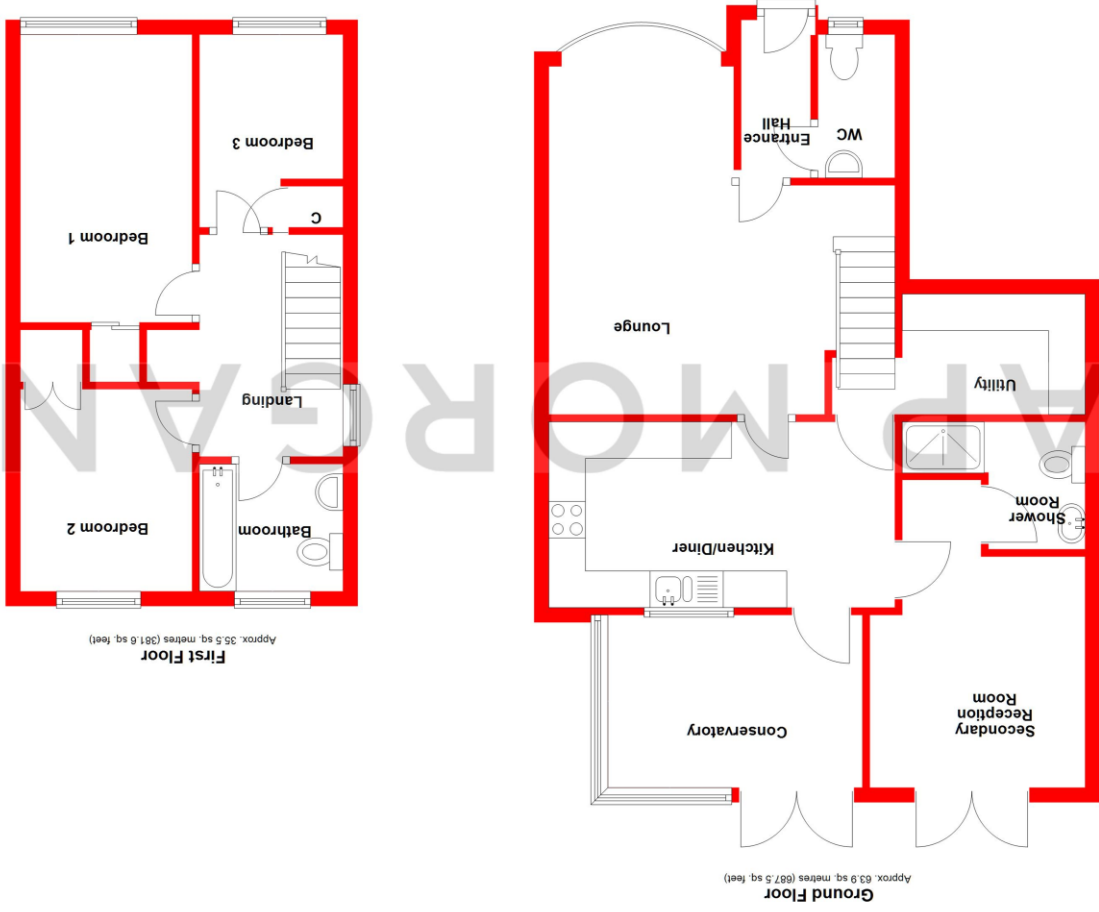
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