

AP MORGAN



Hagley Road, Oldswinford, Stourbridge
Asking Price £259,950

Features:

- Outwardly deceptive, surprisingly spacious, three-bedroom, terraced home.
- Period property with an abundance of character,
- Within walking distance to Stourbridge Town Centre,
- Highly regarded local schooling a short walk away,
- An exciting opportunity for first time buyers and growing families,
- Two substantial reception rooms,
- Three sizeable double bedrooms,
- A ground floor bathroom,
- Master en-suite WC,
- Significant eaves storage,
- Cellar,
- Low maintenance rear garden and secondary raised garden area.

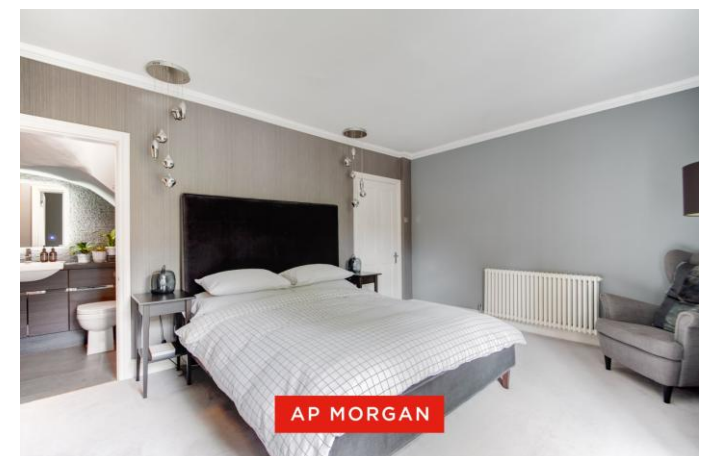
Description:

This outwardly deceptive, surprisingly spacious, three-bedroom, terraced home is a period property with an abundance of character and is within walking distance to Stourbridge Town Centre, Oldswinford amenities and highly regarded local schools; an exciting opportunity for first time buyers and growing families.

Arranged over three generous floors, the much-improved property presents two substantial reception rooms, three sizeable double bedrooms, a ground floor bathroom, master en-suite WC, significant eaves storage, a cellar, low maintenance rear garden and secondary raised garden area.

Approaching the property, there is a paved front garden with space for external storage, accessed from a metal gate and bordered by metal fencing from the street.

A part-glazed wooden front door opens into an entrance porch, which in turn leads to the reception hallway via a glazed wooden door. The hallway features wood-effect laminate flooring, a radiator, staircase rising to the first floor, access to the cellar, and doors leading to both reception rooms. The dining room enjoys a uPVC double-glazed window to the front elevation, a "living flame" gas fire set within a feature fireplace surround, a radiator and wood-effect laminate flooring. The lounge is an excellent-sized reception room, featuring a uPVC double-glazed window overlooking the rear garden, radiator, part wood-effect laminate flooring, a useful understairs storage cupboard and a door opening into the rear lobby. The rear lobby provides additional built-in storage, a window, a glazed wooden door leading out to the garden, and an open aspect into the kitchen. The kitchen, which would benefit from modernisation, currently comprises a Belfast one-and-a-half bowl sink, space for an electric cooker, plumbing for a washing machine, a wall-mounted Vaillant combination boiler, a uPVC double-glazed window to the side elevation, and a folding door to the bathroom. The bathroom offers scope for improvement, and is currently fitted with a bath, separate shower cubicle with mixer shower, pedestal wash basin, low-level WC, radiator, and uPVC double-glazed windows to both the side and rear elevations



Ascending to the first floor, Bedroom one is a superb master bedroom with a uPVC double-glazed window to the rear elevation, an original period fireplace, radiator and a door leading to the en-suite WC. The en-suite WC is attractively appointed with a modern white suite, including an inset wash basin with vanity storage below, concealed-cistern WC, wall-mounted mirror with integrated lighting, and part-tiled walls. Bedroom two is another generously proportioned double bedroom, featuring a uPVC double-glazed window to the front elevation and a radiator. Bedroom three, located on the second floor, is a well-sized room with two double-glazed roof windows, a radiator and a door opening into a dressing room/study.

The dressing room/study offers excellent versatility.

Plans were previously drawn up with a view to extending and reconfiguring the kitchen and bathroom. These plans are available for inspection during viewings.

To the rear, the property benefits from an initial courtyard garden with patio seating and artificial lawn. A rear gate provides access to a shared passageway, from which steps lead up to a further raised garden area.

Details:

Porch

Hallway

Dining Room 11'11" x 11'8" (3.63m x 3.56m) Both Max

Lounge 11'11" x 15' (3.63m x 4.57m) Both Max

Rear Porch

Kitchen 10'1" x 8'6" (3.07m x 2.6m) Both Max

Bathroom 8' x 8' (2.44m x 2.44m) Both Max

Landing

Bedroom One 12' x 15'3" (3.66m x 4.65m)

En-suite 5'6" x 3'11" (1.68m x 1.2m)

Bedroom Two 11'11" x 15' (3.63m x 4.57m)

Bedroom Three 9'4" x 15' (2.84m x 4.57m) 9'4" to Eaves Storage

Dressing Room 6'5" x 15' (1.96m x 4.57m) 6'5" to Eaves Storage

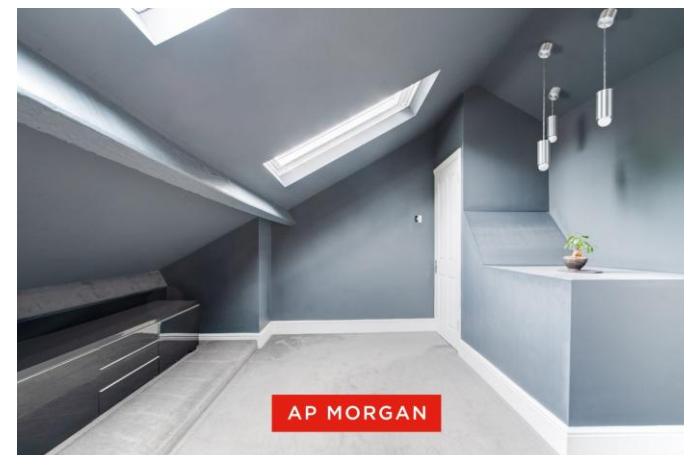
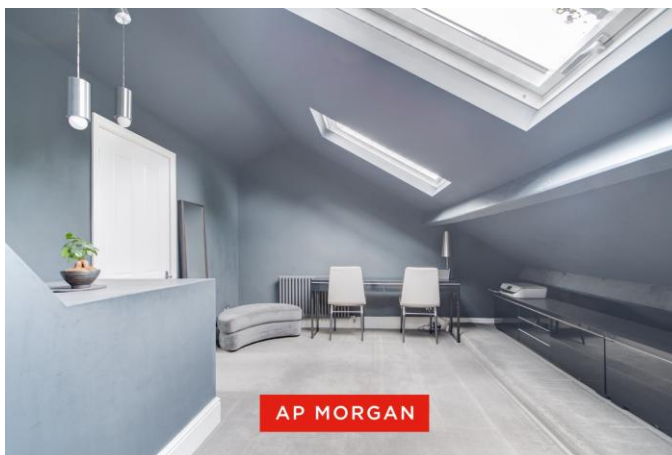
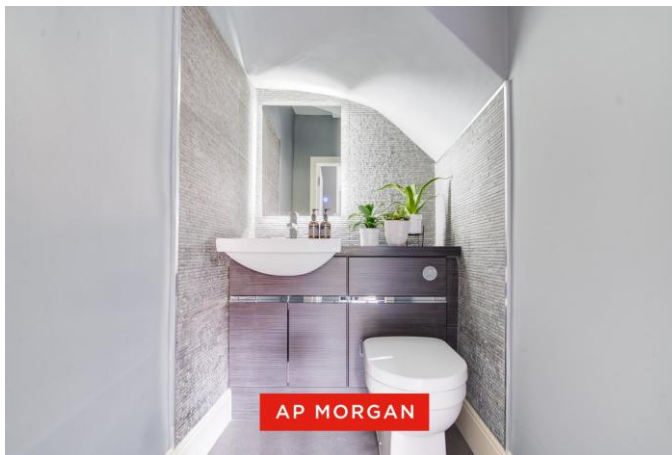
Basement 11'11" x 14'10" (3.63m x 4.52m) Both Max

EPC Rating: D

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?

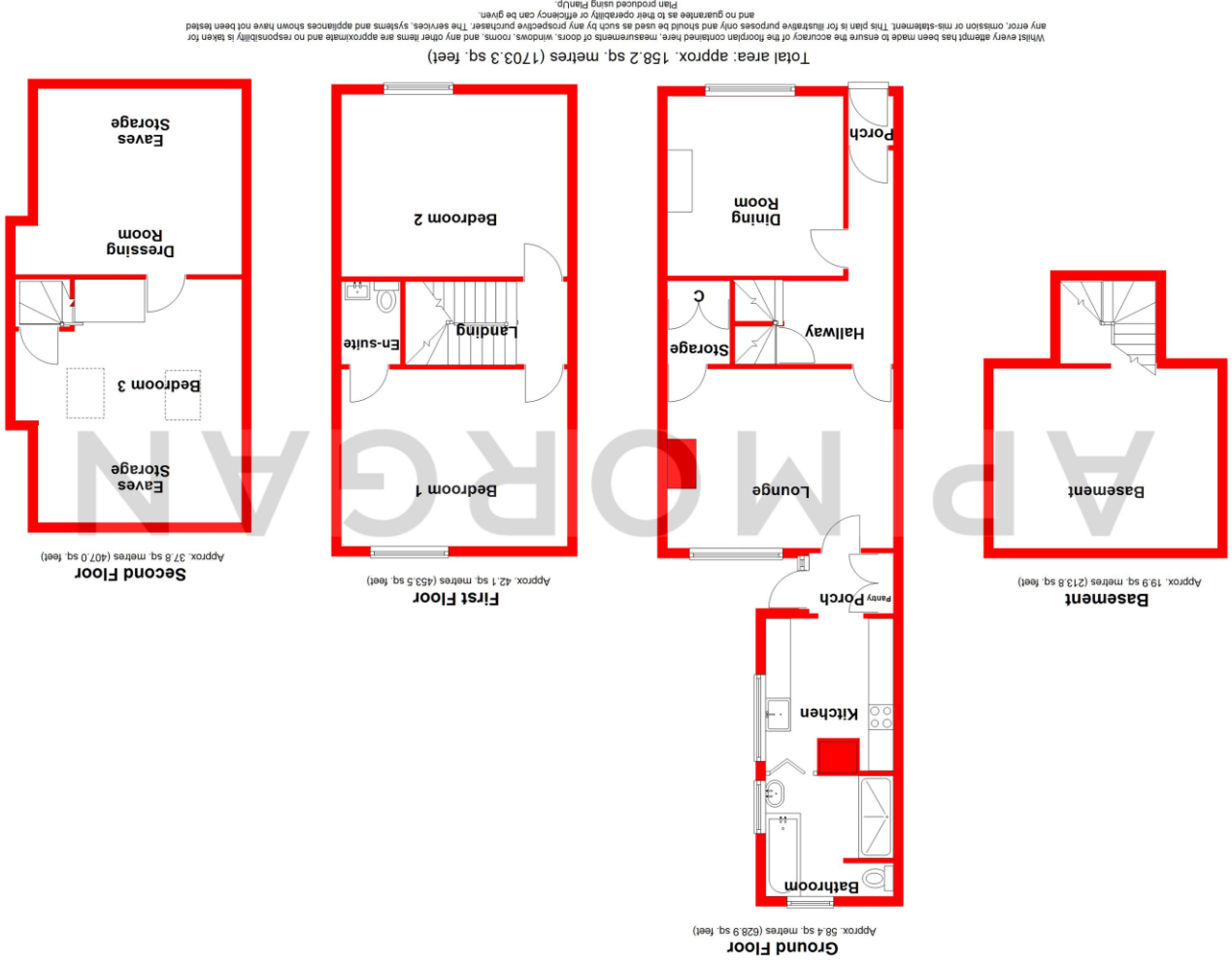
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