

AP MORGAN



Greenways, Wordsley, Stourbridge
Guide Price £280,000

Features:

- Well-presented semi-detached bungalow
- Two double bedrooms
- Newly fit, well-equipped kitchen
- Generous sized lounge
- Great conservatory
- Extensive rear garden
- Multi-car driveway and single garage
- Sought-after location

Description:

****GUIDE PRICE £280,000 - £290,000****

Welcome to this well-presented semi-detached bungalow, offering two spacious double bedrooms, a generous lounge, a newly fitted and well-equipped kitchen, a superb conservatory, an extensive rear garden, and the added benefits of a multi-car driveway and single garage, situated in the sought-after area of Wordsley, Stourbridge.

On arrival, the property features a large driveway suitable for up to three vehicles, with bordering shrubbery to the front, as well as a single garage to the rear, ideal for additional parking or storage. The property entrance is located at the side.

Upon entering, the bungalow welcomes you into a hallway fitted with a useful storage cupboard. The kitchen is positioned to the left and has been newly fitted with ample storage cupboards and stunning worktops, along with integrated appliances including a fridge freezer, dishwasher, washing machine, oven, and four-burner gas hob with extractor hood. At the end of the hallway is the lounge, a generous space ideal for comfort and entertaining, featuring a log burner and French doors opening into the conservatory, which provides an additional area for relaxation with plenty of natural sunlight during the warmer months.

Further along the hallway are the bedrooms, with both bedroom one and bedroom two being spacious doubles complete with fitted wardrobes, offering excellent space-



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saving storage for clothes and shoes. The bathroom is well-equipped with a toilet, wash basin, and shower cubicle.

The rear garden initially opens onto a spacious patio area, providing an excellent setting for outdoor furniture, dining, and entertaining. A gate to the left offers direct access to the front driveway, while the garage can also be accessed from the garden. Steps lead up to the lawned area, bordered by mature trees and hedges, with a secondary secluded section to the rear providing additional lawn space and access to a summer house with storage at the back. There is also a gate leading directly onto nearby woodlands and fields, ideal for dog walks and peaceful countryside living.

Situated in Wordsley, Stourbridge, this property offers a perfect balance between town and country living. Stourbridge Town Centre and Merry Hill are both within easy reach, offering a wide range of shops, amenities, and leisure facilities, while countryside and woodland areas lie directly to the rear of the property. Ideal for commuters, the property also benefits from excellent transport links to the M5 motorway, major A-roads, and Birmingham City Centre.

Details:

Hall

Lounge 9'9" x 18'3" (2.97m x 5.56m)

Kitchen 10'3" x 10'4" (3.12m x 3.15m)

Conservatory 9'9" x 9'3" (2.97m x 2.82m)

Bedroom One 9'9" x 13'7" (2.97m x 4.14m) Both Max

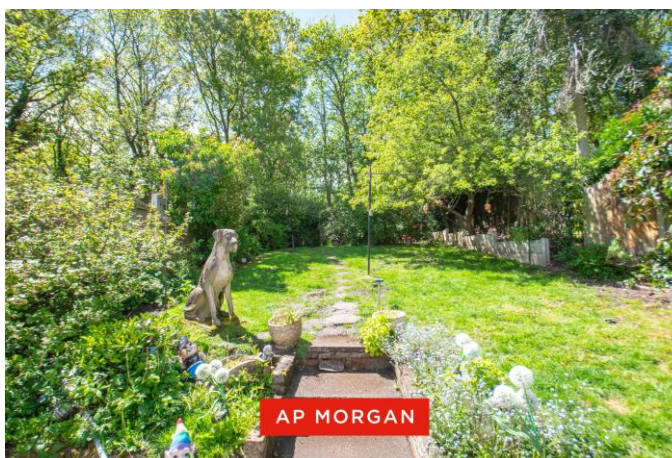
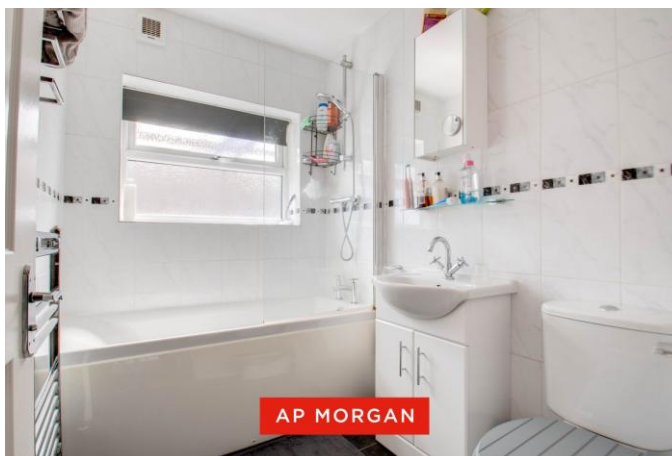
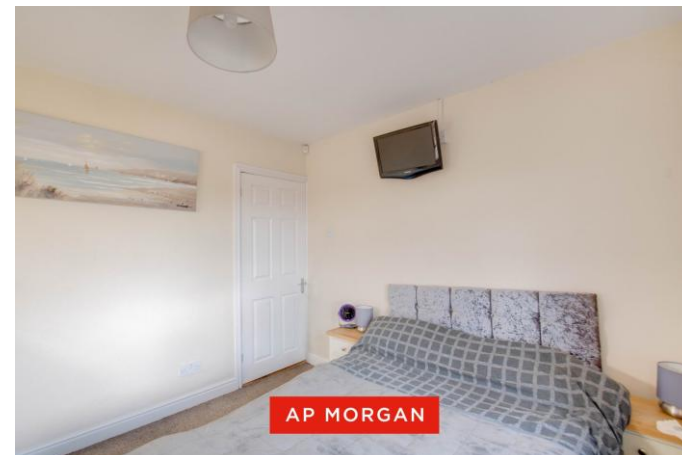
Bedroom Two 10'3" x 9'7" (3.12m x 2.92m) Both Max

Bathroom 7'1" x 5'5" (2.16m x 1.65m)

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

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 +

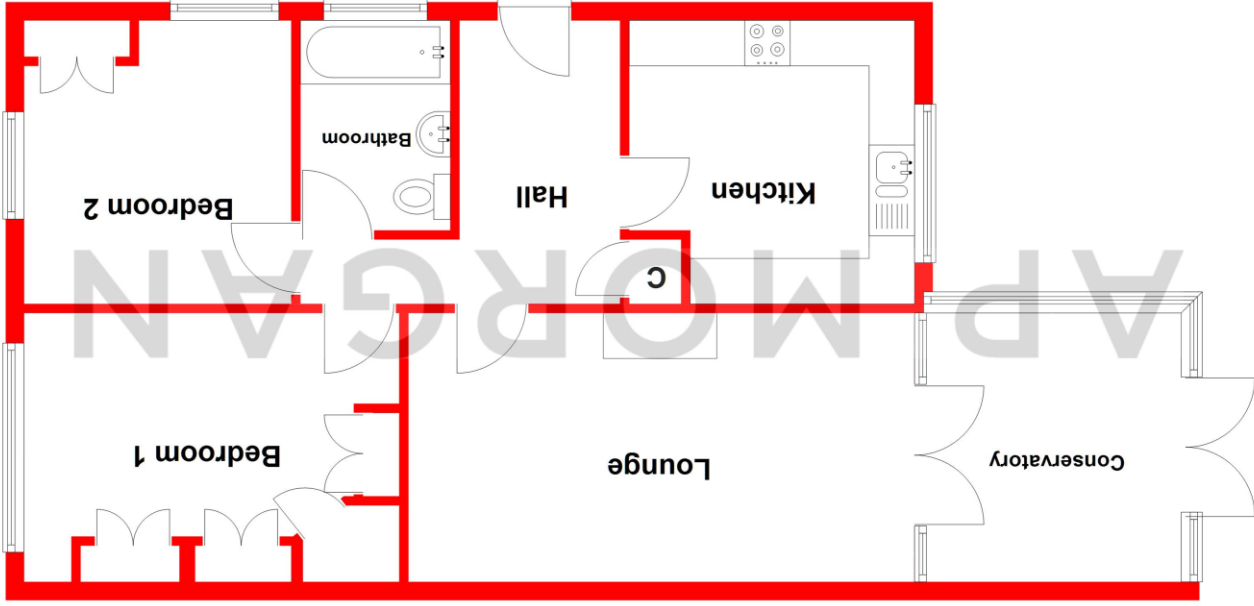
VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks

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. 68.9 sq. metres (741.6 sq. feet)



Total area: approx. 68.9 sq. metres (741.6 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 PlanUp.

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