

**AP MORGAN**



**The Winding, Stourbridge**  
Offers in the region of £425,000

### Features:

- Beautifully presented, three/four-bedroom, detached home situated on Titan Wharf.
- Exciting opportunity for growing families or down-sizers, seeking well-planned accommodation.
- Offering a unique layout and contemporary styling,
- Generous living room,
- Significant, fitted kitchen/dining room,
- Utility,
- Ground floor WC,
- Three double bedrooms,
- Opportunity for the fourth bedroom to be reinstated.
- En-suite shower room,
- Modern family bathroom,
- Large garage/outbuilding,
- Three-car driveway with Electric charging facility.
- Luxury specification throughout.
- Prime positioning for amenities.



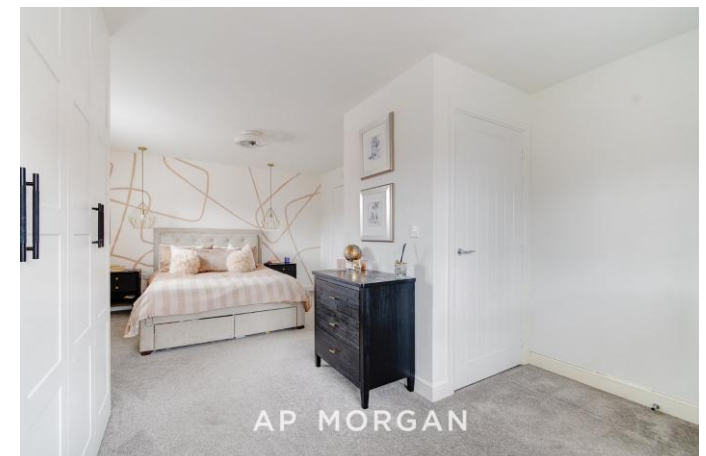
### Description:

This beautifully presented, three/four-bedroom, detached house in Stourbridge is an exciting opportunity for large and growing families or downsizers, offering a custom-built home with unique internal layout and specification, completed with contemporary styling throughout. Presenting a generous living room, significant, fitted kitchen/dining room finished with granite worktops, separate utility room, ground floor WC, three/four double bedrooms, en-suite shower room, modern family bathroom, large garage/outbuilding, off street parking, relatively private westerly facing garden and is in prime positioning for amenities.

The property has been adapted to a three-bedroom house through removal of a partition which could be reinstated to create a four-bedroom house if desired.

Approaching the property, there are paved steps leading to the front door bisecting large planting beds which allow ample room for planting. Additionally, there is a triple length drive at the rear of the property, offering space for parking multiple vehicles, rear access to the utility, rear garage and side access to the rear garden through a gate. The drive is completed by an EV charging point.

Entering the property to the entrance hall, there is plenty of room for removing outdoor footwear, jackets and gives immediate access to the generously sized living room. The living room hosts space for multiple suites, freestanding furniture, views to the front garden and gives rear garden access through double French doors which allow indoor/outdoor living when enjoying warmer weather. The significant, fitted kitchen/dining room is accessed from the hall offering an abundance of counterspace with an integral induction hob, double electric ovens, dishwasher, double sink with drain, fridge/freezer and under-counter lighting. Additionally, there is room for a large dining table, chairs and a seating area which allow for a secondary reception area within the kitchen/dining room. The utility is accessed from the kitchen/dining room and presents additional counterspace and space/plumbing for freestanding appliances, there is also access to the rear drive. The ground floor is completed by a large WC.



Ascending to the first floor, the landing presents Bedroom One. A substantial double bedroom spanning the full length of the property, offering an abundance of integral storage, space for freestanding furniture and an en-suite shower room presenting a washbasin, WC and shower. The layout for Bedroom One retains the additional door from the landing to dressing area, giving potential for a fourth bedroom. Bedroom Two is a large double currently being used as a nursery, looking to the front aspect with space for freestanding furniture, Bedroom Three is the final double also being used as a nursery, similarly looking to the side aspect and hosting an integral storage cupboard. The family bathroom is modern and presents a washbasin, WC and bath/shower. The first-floor landing is completed by an integral airing cupboard.

The rear garden opens to a paved patio giving plenty of space for garden furniture and external storage, continuing to the grass laid lawn there is room for outdoor activities and planting. Additionally, the garage is accessed from the garden allowing significant space for storage, with professionally fitted additional storage units and heating/rubberised flooring allowing the space to be currently used as a gymnasium. The garden is completed by wooden panel fencing and hosts a rear gate to the drive.

Located in Amblecote, Stourbridge, the apartment is a stone's throw from Stourbridge town centre, which offers a range of shops, restaurants, and amenities. The area is also ideal for commuters, with convenient access to local bus and train routes, as well as road links to the motorways and surrounding cities.

#### Details:

##### Entrance Hall

**Living Room** 19'10" x 11'3" (6.05m x 3.43m)

**Kitchen/Dining Room** 19'10" x 11'1" (6.05m x 3.38m)

**Utility** 4'5" x 6'7" (1.35m x 2m)

**Ground Floor WC** 6' x 4'8" (1.83m x 1.42m)

##### Landing

**Bedroom One** 19'10" x 11'3" (6.05m x 3.43m)

**Bedroom Two** 9'6" x 11'10" (2.9m x 3.6m)

**Bedroom Three** 9'10" x 8'3" (3m x 2.51m)

**Family Bathroom** 6'2" x 7' (1.88m x 2.13m)

**En-suite Shower Room** 4'5" x 5'10" (1.35m x 1.78m)

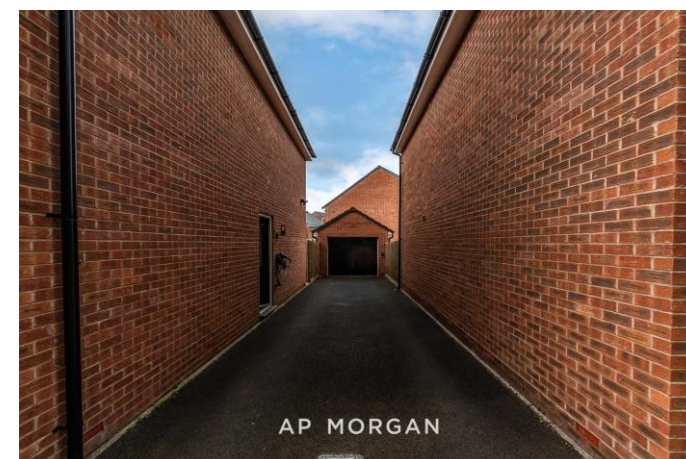
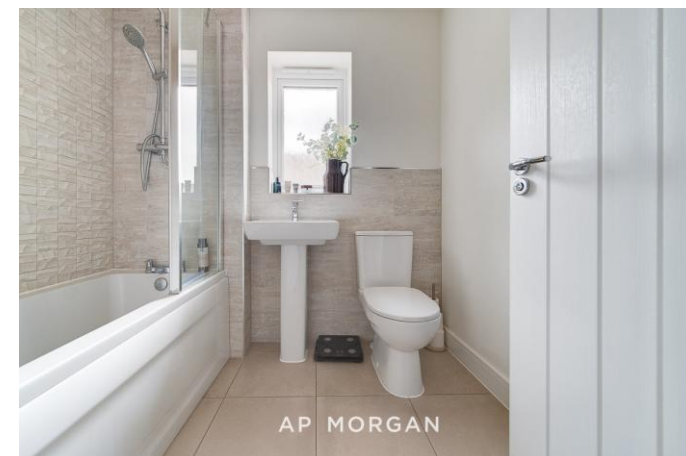
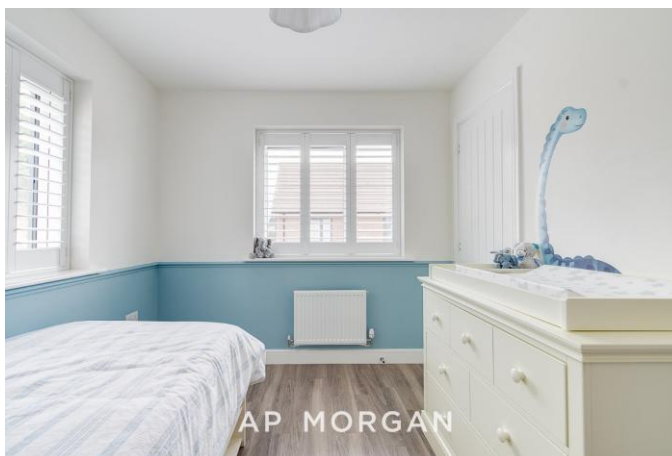
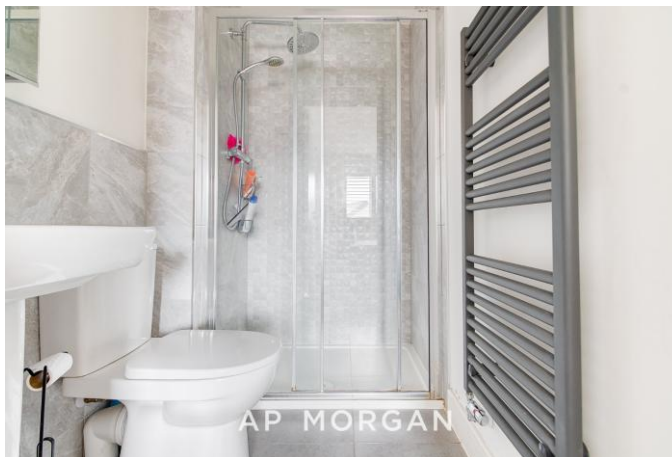
**Garage** 20'2" x 9'5" (6.15m x 2.87m)

##### EPC Rating: B

**Council Tax Band:** E (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](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 +

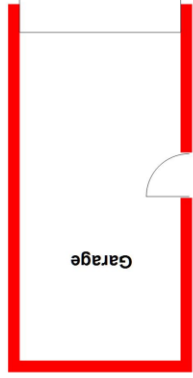
VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks

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.

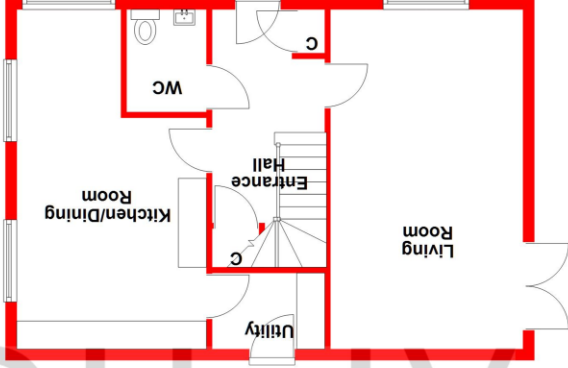
### Outbuilding

Approx. 17.6 sq. metres (189.9 sq. feet)



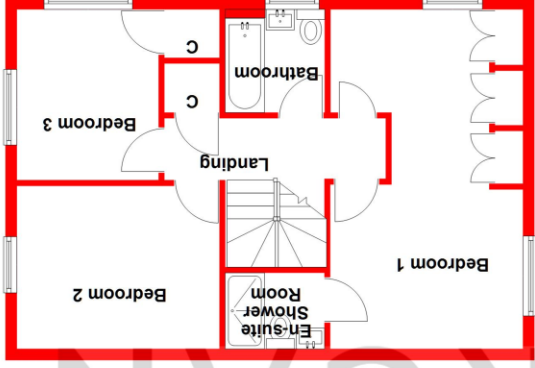
### Ground Floor

Approx. 54.5 sq. metres (586.4 sq. feet)



### First Floor

Approx. 55.1 sq. metres (593.2 sq. feet)



Total area: approx. 127.2 sq. metres (1369.5 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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