

**AP MORGAN**



**Brook Street, Stourbridge**  
Asking Price £250,000

### Features:

- Well presented, three bedroom, semi detached house in the heart of the Old Quarter of Stourbridge.
- Exciting opportunity for first time buyers and investors.
- Spacious lounge,
- Generously sized dining room,
- Large fitted kitchen,
- Ground floor WC,
- Three double bedrooms,
- Substantial family bathroom,
- Off street parking at the side
- Versatile rear garden,
- Rear garage, perfect for storage,
- Side fence replacement arranged.



### Description:

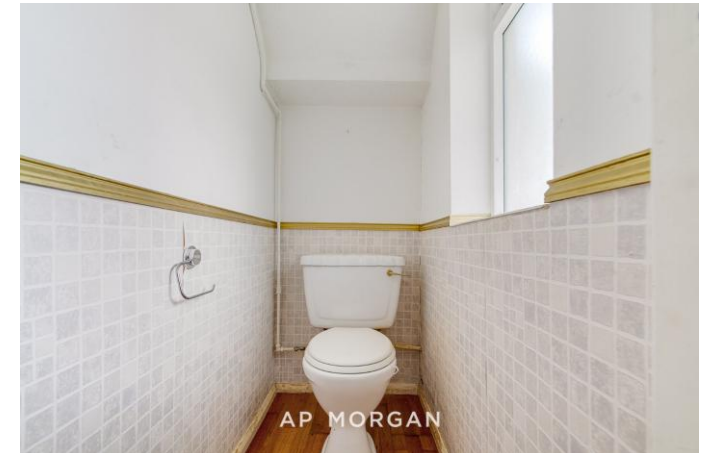
Space to live. Room to grow. Ready when you are.

Tucked away on Brook Street, this smart three bedroom semi detached house ticks a lot of boxes. Whether you are taking your first step onto the property ladder or adding to your portfolio, properties like this one do not hang around.

Step inside and you are immediately met with a sense of space and order. The lounge is a generous, comfortable room ideal for those evenings in, while the separate dining room gives you the flexibility to host properly without the kitchen table becoming a battleground. Speaking of the kitchen, it is a good size, well fitted, and practical, with a ground floor WC sitting close by for added convenience that you will quickly wonder how you ever lived without.

Head upstairs and there are three double bedrooms waiting, each offering a decent amount of space for beds, wardrobes and all the bits that come with them. The family bathroom is substantial and well presented throughout.

Outside, the property really comes into its own. Off street parking sits to the side of the house, a rear garage handles all the storage or workshop needs you could ask for, and the rear garden is genuinely versatile whether you have children, enjoy outdoor entertaining, or simply want your own bit of green space.



As a final touch, a side fence replacement has already been arranged, so that is one less job on your list from day one.

Homes offering this much at this price point in Stourbridge are few and far between. Call us now to arrange your viewing before someone else does.

**Details:**

**Porch**

**Entrance Hall**

**Lounge** 11'11" x 10' (3.63m x 3.05m) Both Max

**Dining Room** 11'11" x 13'11" (3.63m x 4.24m) Both Max

**Kitchen** 11'11" x 9'9" (3.63m x 2.97m) Both Max

**Ground Floor WC** 2'11" x 4'8" (0.9m x 1.42m) Both Max

**Landing**

**Bedroom One** 11'11" x 10'10" (3.63m x 3.3m) Both Max

**Bedroom Two** 11'11" x 10'7" (3.63m x 3.23m) Both Max

**Bedroom Three** 7'1" x 9'9" (2.16m x 2.97m) Both Max

**Shower Room** 5' x 9'7" (1.52m x 2.92m) Both Max

**EPC Rating:** To be confirmed

**Council Tax Band:** C (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?

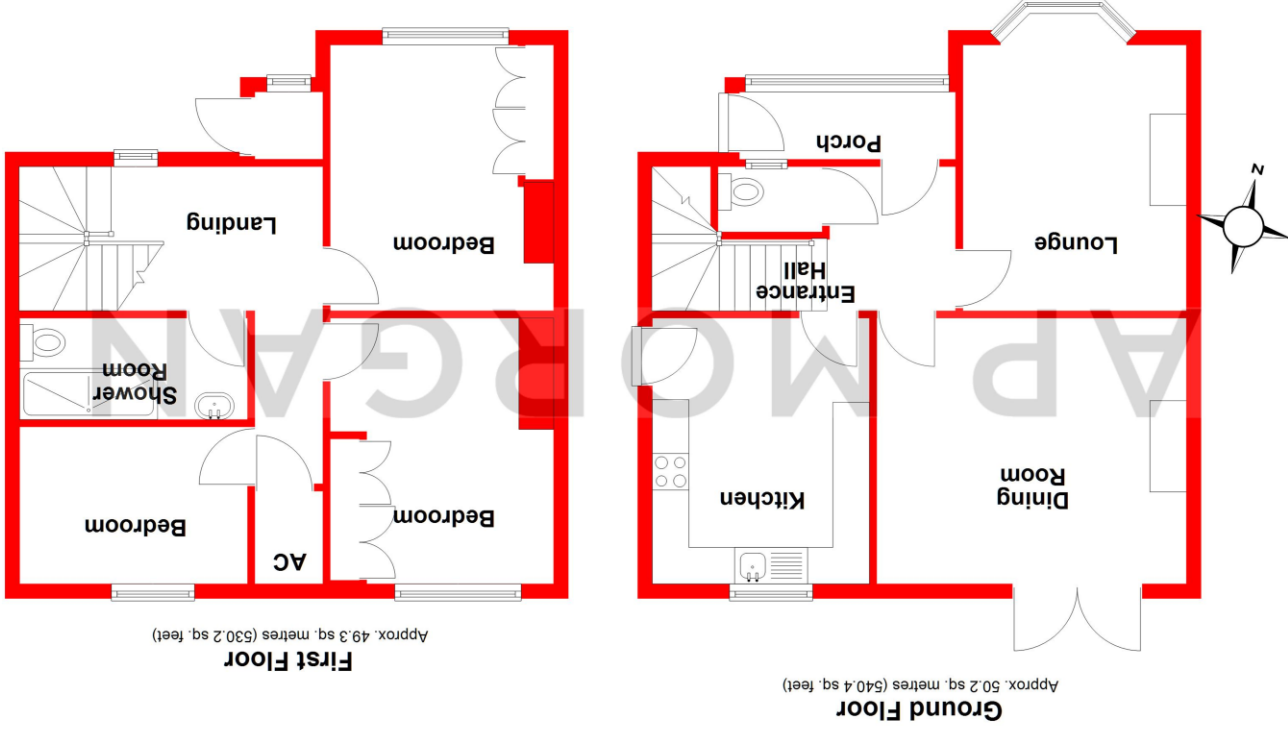
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Total area: approx. 99.5 sq. metres (1070.6 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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