

AP MORGAN



Cleveland Street, The Old Quarter, Stourbridge
Asking Price £450,000

Features:

- Charming Victorian family home
- Four genuine double bedrooms
- Ground floor utility area and shower room, ideal for annexe or multi-generational living
- Cellar with real potential for a snug, home office or additional living space
- Cosy lounge with a working log burner for the winter months
- Sunroom/playroom with double doors opening straight onto the garden
- Generous, level rear garden with timber decking and mature trees for privacy
- Driveway for off-road parking
- Walking distance to Stourbridge town centre and well regarded local schools

Description:

Double fronted, Victorian, and a lot more house than it lets on. Welcome to the Old Quarter.

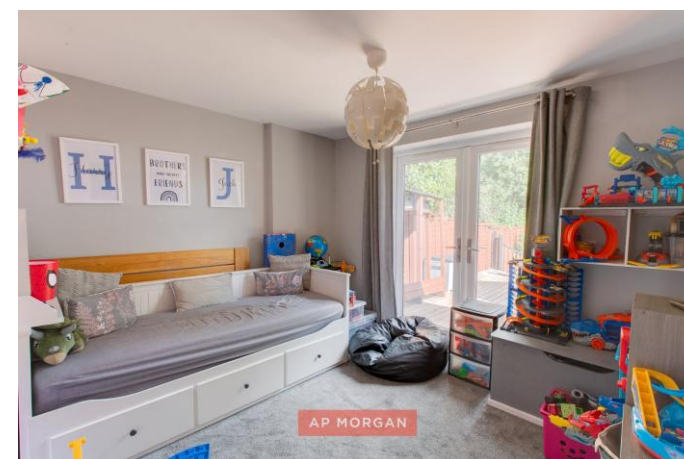
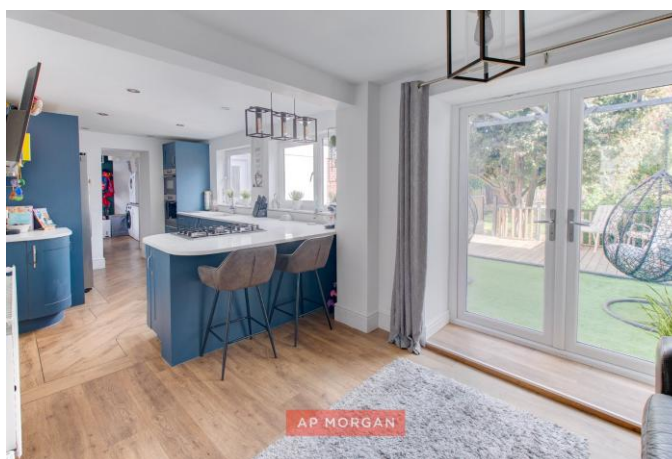
Set in one of Stourbridge's most sought-after pockets, this extended Victorian home offers four genuine double bedrooms and a flexible layout however you need to live. One of those bedrooms sits on the ground floor with its own access to the front and rear, alongside a utility area and shower room, so the potential for multi-generational living is all there. Outside, a generous, level garden with timber decking and mature trees gives you space, privacy and somewhere to enjoy the summer.

We asked them what made them buy it...

"It was the potential that drew us in, that and being in the catchment for the school we wanted. It was the location, the garden and what the house could become that really sold it to us. It's a quiet street with lovely neighbours, and there's so much nearby too, Mary Stevens and Greenfield Park, the Old White Horse which is great for families, and some lovely independent coffee shops. The countryside is only a short drive away if you want to properly get out. Schools were a big factor for us, there's Greenfield, St Joseph's, Gigmill and The Ridge all close by, and we ended up moving into catchment for the one we wanted. Getting around couldn't be easier either, Stourbridge town is walking distance with buses and the train station, and the motorway isn't far if you need it."

What about the house itself?

"The home has changed completely since we moved in, we've fully renovated it and rearranged the layout to work properly for family life. There's a new roof, added insulation, a new kitchen with underfloor heating and bathroom, and multi-zone heating throughout. Where we spend our time really depends on the season, in winter it's the lounge, the log burner makes it so cosy, and in summer we're out in the garden or in the sunroom with the doors thrown open. The kids practically live in the playroom, especially with the doors open in summer. It's brilliant for family get-togethers too, there's so much space even in winter. People are always surprised by how big it is once they're inside, it goes back much further than you'd think from the front, and the garden gets a lot of comments as well. The boys have had so much fun out there over the years, there's so much room to play, and it's lovely and quiet for a morning or evening drink too. We've tried to fit in as much storage as



we can throughout. Honestly, we'll miss the layout, the quiet garden, the neighbours and having that extra room as the playroom. We think a young family would be really happy here."

Our agents say...

The Old Quarter is well regarded for a reason, and this is a fine example of the area's Victorian character. Extended over the years, you really need to step inside to appreciate just how much space is on offer here. It's a versatile, flowing layout that works brilliantly for growing families, especially with a ground floor bedroom, utility area and shower room that could easily become a self-contained annexe if multi-generational living is what you need. The cellar is a lovely bonus too, ideal for converting into a snug or home office. Add in a generous, level rear garden and a private block paved driveway offering off-road parking, a real rarity in this part of the Old Quarter. All this within a highly desirable setting, close to well-regarded schools and a short walk from Stourbridge town centre. Get in touch and come and see it for yourself.

Details:

Hall

Lounge 3.57 x 3.44

Dining Room 3.68 x 3.05

Sitting Area 2.42 x 3.39

Kitchen 4.40 x 2.74

Utility/Boot Room 2.74 x 2.56

Ground Floor Shower Room 1.52 x 1.47

Bedroom 4/Study 2.85 x 3.36

First Floor Landing

Bedroom One 3.70 x 3.04

Dressing Room 2.40 x 1.10 Max

Bedroom Two 2.58 x 3.50

Bedroom Three 2.67 x 3.41

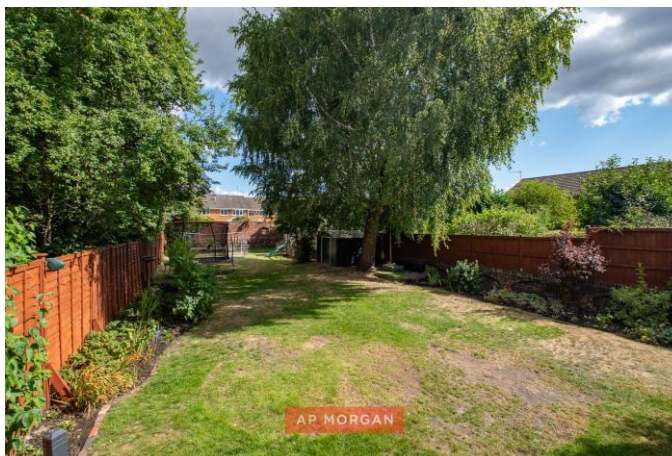
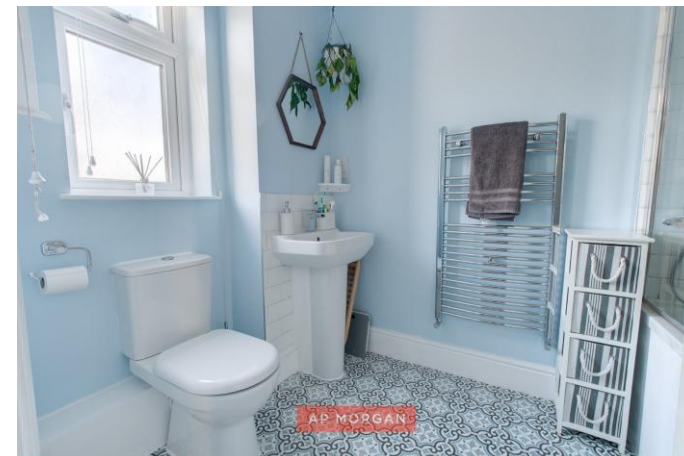
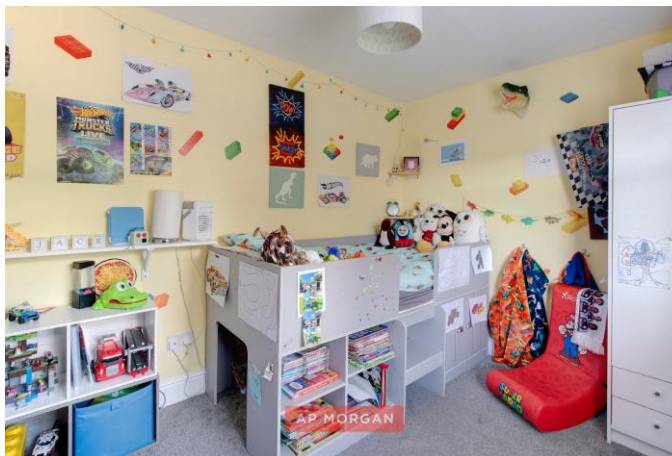
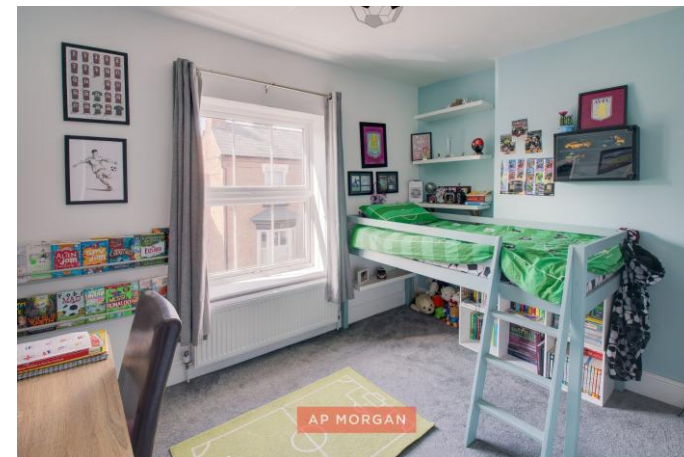
Family Bathroom 2.74 x 1.70

EPC Rating: E

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.



How can we help you?

Need a mortgage?

We recommend Wisser 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.wissermortgageadvice.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.

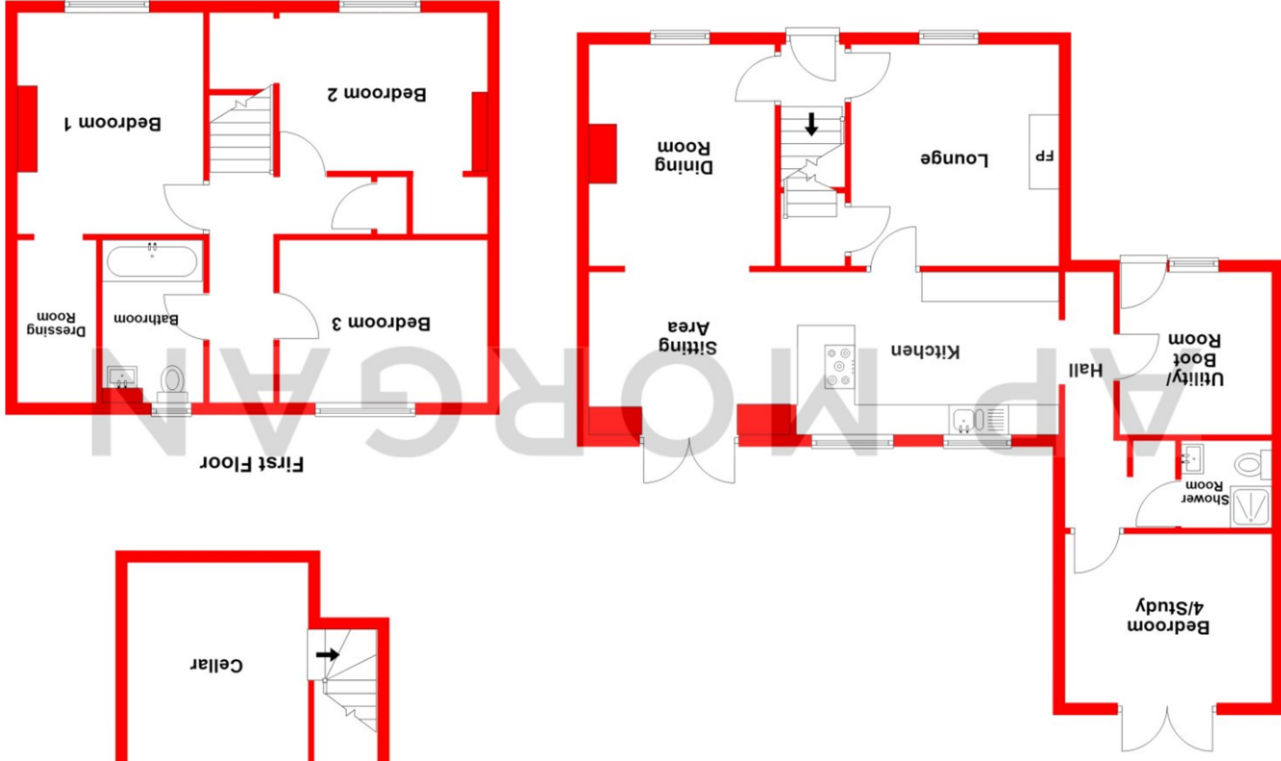
Need a solicitor?

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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



Total area: approx. 140.0 sq. metres (1506.5 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 Planlup.

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