

AP MORGAN



St. Giles Row, Lower High Street
Asking Price £259,950

Features:

- Beautifully presented, four-bedroom townhouse on St Giles Row,
- An exciting opportunity for large and growing families. Spacious living room,
- Substantial kitchen/diner,
- Integral pantry cupboard,
- Three double and one single bedrooms,
- An ensuite shower room,
- Modern family bathroom,
- Private and gated off-street parking at the rear,
- Multiple communal gardens,
- A stone's throw from amenities.

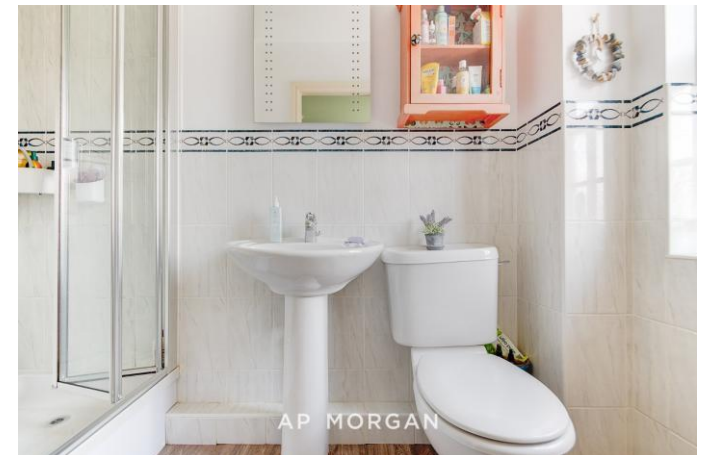
Description:

This beautifully presented, four-bedroom townhouse on St Giles Row, Stourbridge, is an exciting opportunity for large and growing families. Situated over three floors, the bedrooms are well-proportioned and are supplemented nicely by a WC/bathroom on each floor highlighting the versatility for which this property can provide. Presented is a spacious living room, substantial kitchen/diner, integral pantry cupboard, three double and one single bedrooms, an ensuite shower room, modern family bathroom, private and gated off-street parking at the rear, multiple communal gardens, and is a stone's throw from amenities.

Entering the property to the hall, there is ample room for removing outdoor footwear and jackets, with immediate access to bedroom two, which is a large double bedroom on the ground floor looking to the front aspect, with ample room for freestanding furniture. Additionally, the ground floor is completed by rear access to the drive and a WC before reaching stairs leading to the first-floor landing.

Ascending to the first floor, the landing presents the spacious living room, which hosts multiple suites, space for freestanding furniture, and is well illuminated by multiple windows looking to the front aspect. The substantial kitchen-diner gives an abundance of counter space alongside an integral electric oven, gas hob, double sink with drain, dishwasher and space/plumbing for freestanding appliances. Additionally, there is plenty of room for a large dining table and chairs with both the kitchen and diner area being well illuminated by multiple windows looking to the rear aspect. The first floor also presents a WC with a sink and is completed by a pantry cupboard accessed from the landing, alongside stairs leading to the second floor.

The second floor presents, Bedroom one, a large double looking to the front aspect, with an abundance of space for freestanding furniture and an adjoining en suite shower room presenting a wash basin, WC, and shower. Bedroom three, a similarly large double also presents space for freestanding furniture and looks to the rear aspect. Bedroom four, the single bedroom of the property, also looks to the rear aspect. The



second floor is completed by a contemporary family bathroom hosting a washbasin, WC, and bath/shower alongside an integral airing cupboard.

To the rear of the property is a drive allowing parking for a single vehicle and a private courtyard, which is accessed by steps. The courtyard is circular and block paved, hosting seating which is set around a mature tree, creating a perfect environment for sitting, relaxing, and enjoying the outdoors. Additionally, there is a secondary gravel courtyard with a metal railing overlooking the town houses, which gives significant room for outdoor furniture and entertaining/enjoying the weather.

The property is set on the doorstep to Stourbridge town centre, providing easy access to a variety of shops, restaurants, and other local amenities. Additionally, wider access to Stourbridge is easy due to excellent public transport links.

Details:

Hall

Bedroom Two 10'6" x 10'2" (3.2m x 3.1m)

Ground Floor WC 5'1" x 3'7" (1.55m x 1.1m)

Landing

Living Room 10'6" x 14'2" (3.2m x 4.32m)

Kitchen/Diner 11'8" x 14'2" (3.56m x 4.32m)

WC 4'6" x 5' (1.37m x 1.52m)

Landing

Bedroom One 11' x 10'4" (3.35m x 3.15m)

En-suite Shower Room 7'10" x 4'10" (2.4m x 1.47m)

Bedroom Three 11'4" x 9'8" (3.45m x 2.95m) Both Max

Bedroom Four 11'4" x 5'6" (3.45m x 1.68m)

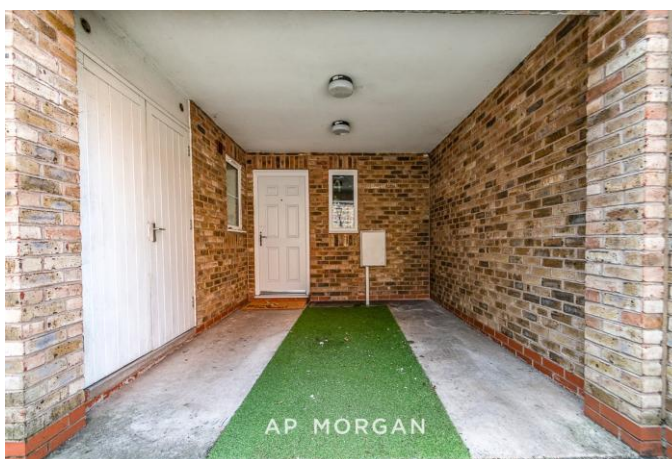
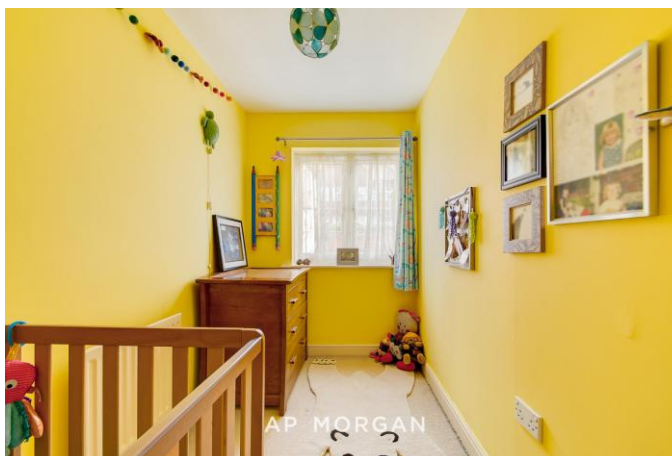
Bathroom 7'1" x 5'8" (2.16m x 1.73m)

EPC Rating: C

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 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?

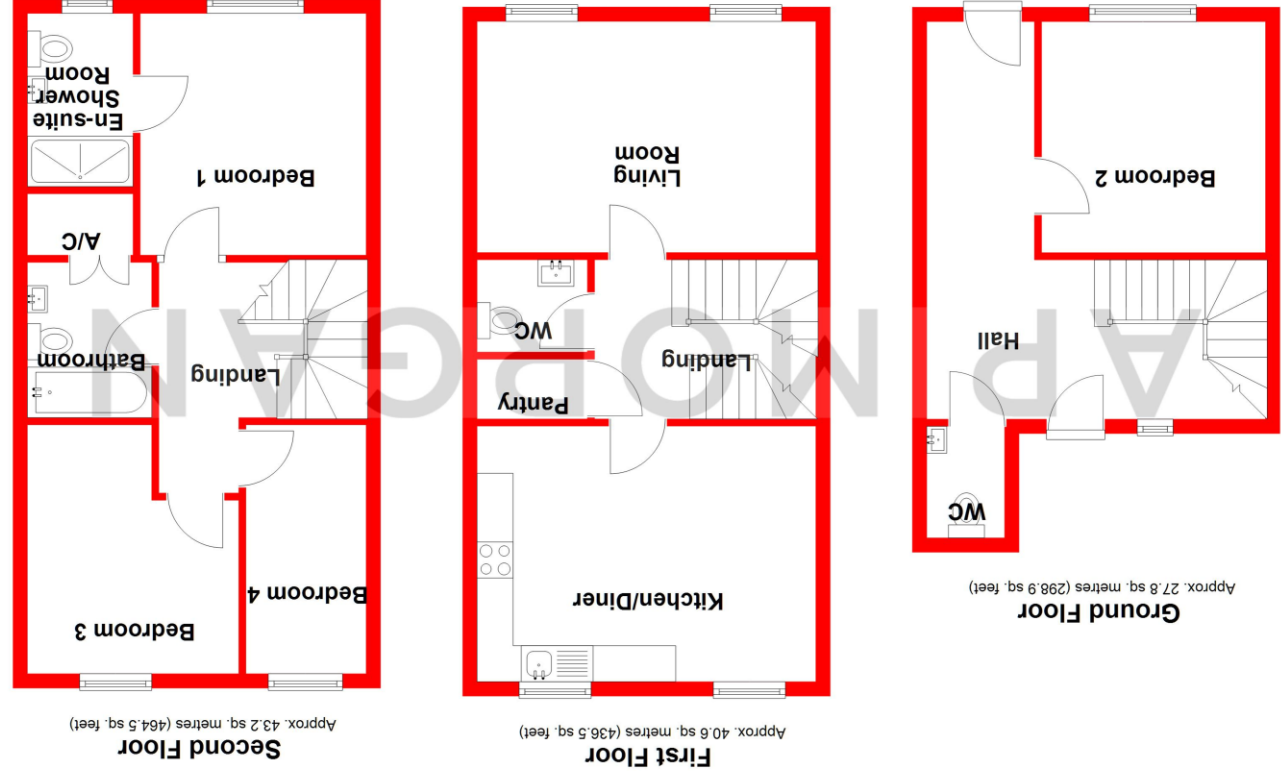
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



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.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.