

AP MORGAN



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St. Giles Row, Lower High Street, Stourbridge
Guide Price £250,000



Features:

- Beautifully presented, three/four-bedroom townhouse on St Giles Row
- An exciting opportunity for couples, families or investors
- 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,
- Quiet yet close to the facilities of Stourbridge town.

Description:

Guide price £250,000 to £255,000

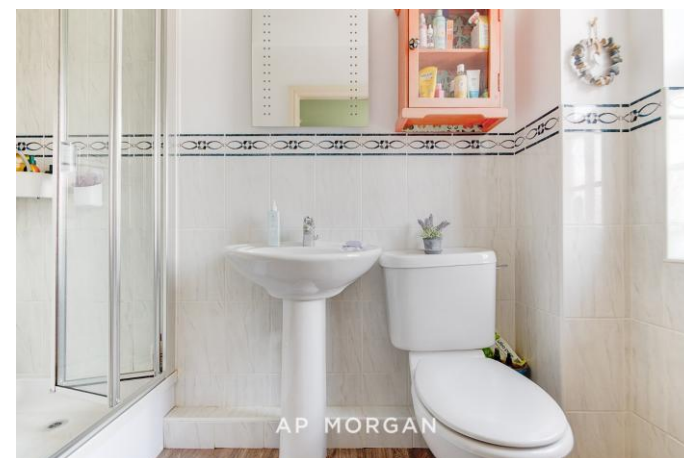
This beautifully presented sunny and bright 3/4 bedroom townhouse on St Giles Row is within a well-maintained and serviced selection of townhouses and apartments on the much quieter lower High Street of Stourbridge. The modern complex is set in its own gated private grounds and within the conservation area of the High Street.

No 21 is a great opportunity for multi-use living, whether it be a young family, or a couple wanting to take advantage of living in a modern market town or investors wishing to explore rental opportunities.

The ground floor has a lovely large hallway with ample space for outdoor clothing, boots and shoes etc on this floor you have an ample multi use room which could be utilised as a fourth bedroom, study or workspace, this floor also has its own ground floor WC and wash basin. You have both access to the High Street and rear access to your own private integral parking space alongside a double door lockable storage space suitable for bicycles etc.

The staircase is also a lovely feature of this town house designed to link all the floors together whilst being a feature on its own.

The first floor has a large double fronted lounge to the front overlooking the high streets beautiful Georgian buildings.



To the rear of the first floor is a large kitchen diner again with double fronted windows, the kitchen has an integrated Neff cooker and hob with ample cupboards. Plumbing for a dishwasher and washing machine and ample room for a big double fronted American style fridge the kitchen has an ample space for a dining table for entertaining. Between the kitchen and the dining room there is also a WC with sink and a useful sized pantry cupboard.

Rising to the second floor you have the master bedroom with an ensuite WC wash basin and a roomy shower cubical with new Mira shower. Bedroom two is a large Double bedroom overlooking the rear and bedroom three is a single which could also be utilised as an office. There is also a family bathroom on this floor with a wash basin and WC and bath. This bathroom also has integral airing cupboard with plenty of space for storage, there is a loft on this floor which is part boarded for additional storage.

St Giles Row is in a quiet part of the High Street, outside there are a couple of little spaces that you can utilise for sitting and reading, communal recycling area and to the rear of your property is your private driveway.

Being on the doorstep of Stourbridge town centre there is easy access to a variety of quality shops restaurants, there's a Town hall, library, Leisure Centre, multiple gymnasiums, there are two Parks on the doorstep and outstanding quality schools and colleges.

Details:

Hall

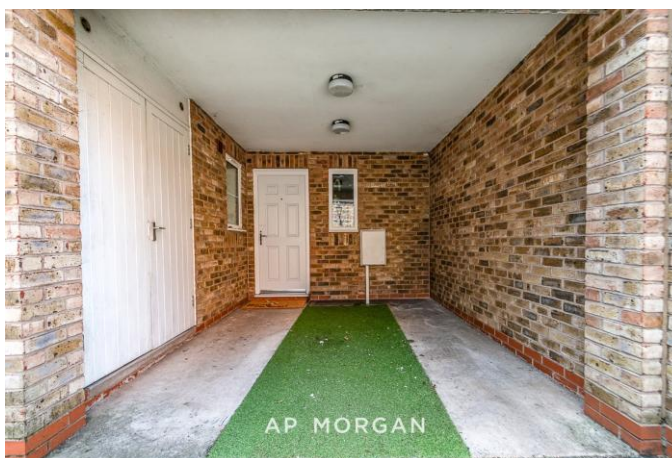
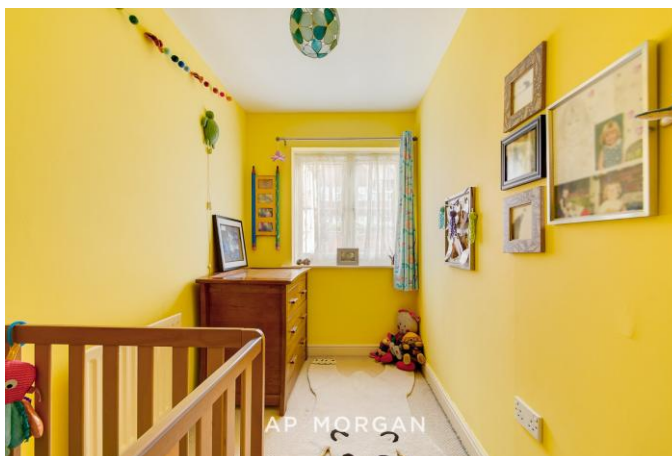
Bedroom Two 10'6" x 10'2" (3.2m x 3.1m)

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)



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?

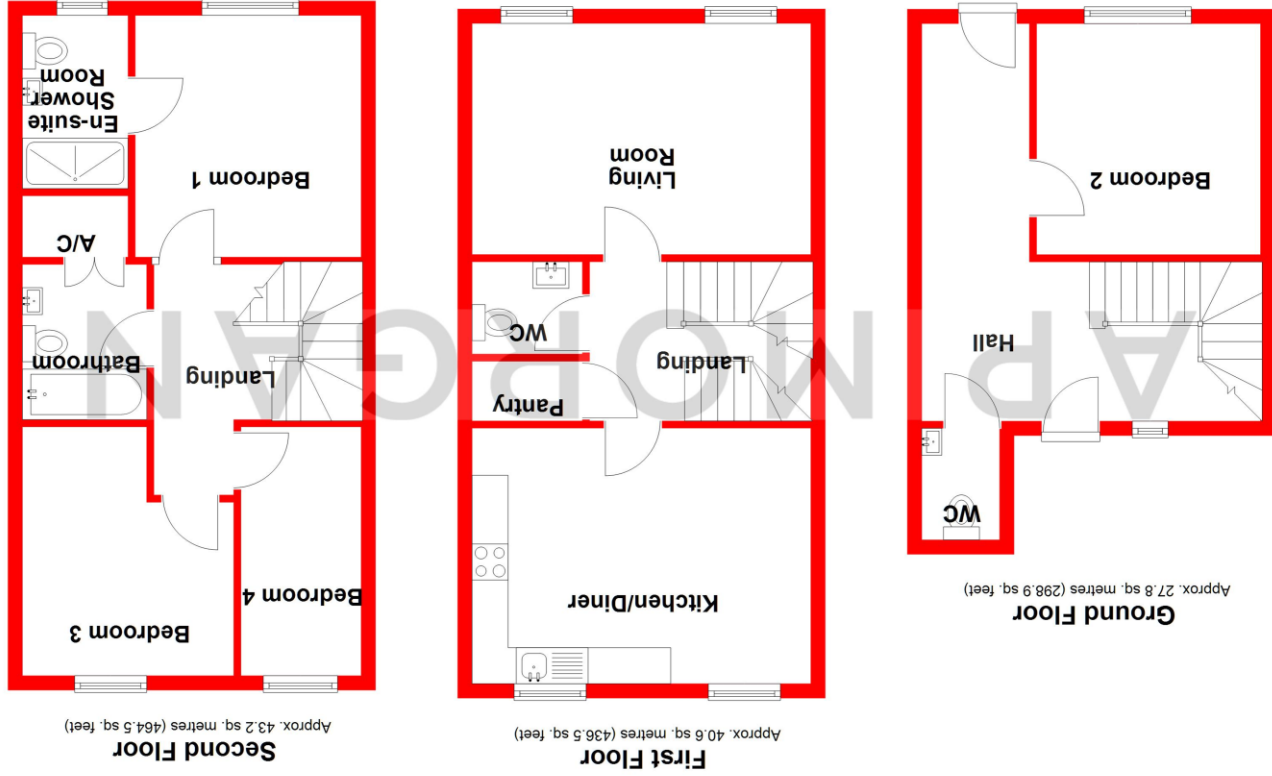
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



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Plan produced using PlanUp.

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