

AP MORGAN



Chapel Street, Lye, Stourbridge
Asking Price £160,000

Features:

- Two double bedrooms, one with integral storage cupboard
- Bright and substantial living room with integral shelving
- Large dining room with integral cupboard space and rear patio access
- Contemporary fitted kitchen
- Ground floor bathroom
- Rear service road with drive offering parking for multiple vehicles
- Low maintenance rear garden with outbuilding for external storage
- Loft conversion potential, subject to the usual permissions
- New flat roof (2021)
- Damp proof course installed with 10 year guarantee (2025)

Description:

Not many two-bed homes in Lye come with a driveway, a rear garden, and space that genuinely surprises you the moment you walk through the door. This one does.

Guide Price - £160,000 - £170,000

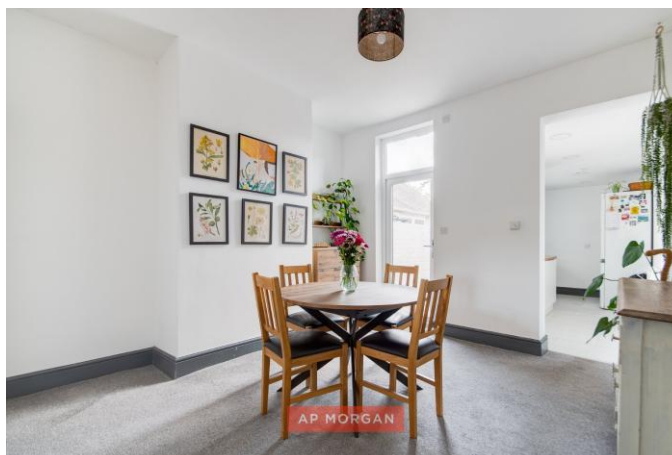
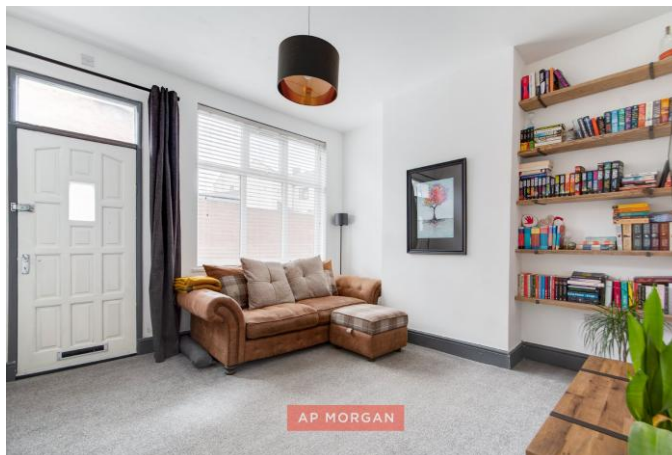
Tucked away on Chapel Street, this beautifully presented terraced home offers two generous double bedrooms, a bright and sociable dining room, and a contemporary fitted kitchen, all set behind a rear drive with parking for multiple vehicles. It has been lovingly updated by its current owners while holding onto its traditional charm, and it comes with real potential to extend further into the loft, as two neighbouring homes have already done. Offered with no long chain and priced to attract first time buyers, this is a home ready for its next chapter.

We asked them what made them buy it...

"It was larger than we expected the moment we walked in. Nice large light windows, really airy. Still quite traditional, but updated just enough. The layout was perfect for us too, close to family, with amenities nearby and lots of parks on the doorstep. Everyone round here is so friendly. We share rear access with our neighbours and it has created its own little community. We all look out for each other. St Stevens Park is brilliant, with big grassy areas and little pockets of woodland, and we love the Foley Arms up in Pedmore for a drink and some food. Merry Hill is close by too, and getting around could not be easier. It is a direct road to Merry Hill, ten minutes from the motorway, and the train station is a five minute walk with a direct line into Birmingham."

What about the house itself?

"The dining room is the heart of the house. It is light, it is large, and it just feels really social, with high ceilings and a lovely floor that always gets noticed. The living room is where we go to be cosy. When we moved in the garden was not really usable, so we made it our own for summer relaxing and growing a few vegetables. We have mostly just redecorated, but we did have



the roof and damp proofing seen to, so that peace of mind is already there. Guests always comment on the big windows, the high ceilings, and the kitchen. In summer it is so light and airy, and in winter it just feels cosy. Honestly, we will miss the light more than anything, and how deceptively big it is. You do not appreciate small windows until you have lived somewhere like this. It has character, it is old but properly modernised, and yes it has its quirks, but that is part of what makes it home."

Our agents say...

This is a smart, honest terraced home that has clearly been cared for. The dining room is a real showstopper, full of light and easily the space where family life happens, while the living room offers a proper retreat with its own integral shelving. The kitchen is contemporary and ready to go, and with two double bedrooms upstairs, including one with its own built in storage, there is plenty of room to grow into. Outside, the rear garden is low maintenance with a handy outbuilding for storage, and the drive to the rear gives you parking that terraced buyers dream about. Add loft conversion potential, already proven by neighbouring homes, a new flat roof, and a recently installed damp proof course with a ten year guarantee, and you have a home that is as sensible as it is lovable. This one is perfect for first time buyers or a young couple starting out. Give us a call and let us show you around.

Details:

Living Room 11'9" x 11'10" (3.58m x 3.6m) Both Max

Hall

Dining Room 11'9" x 11'10" (3.58m x 3.6m) Both Max

Kitchen 15'2" x 8' (4.62m x 2.44m) Both Max

Bathroom 6'7" x 8' (2m x 2.44m)

Bedroom One 11'9" x 11'10" (3.58m x 3.6m)

Landing

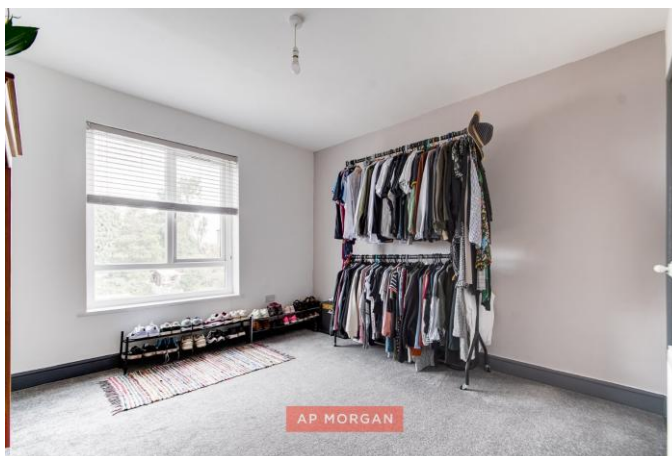
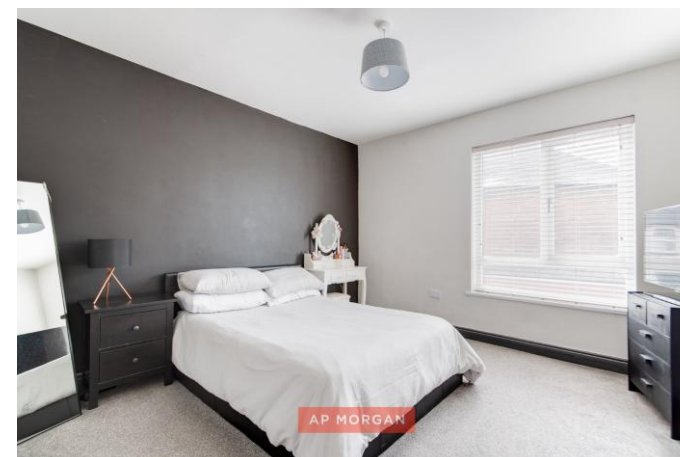
Bedroom Two 11'9" x 11'10" (3.58m x 3.6m)

EPC Rating: D

Council Tax Band: A (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?

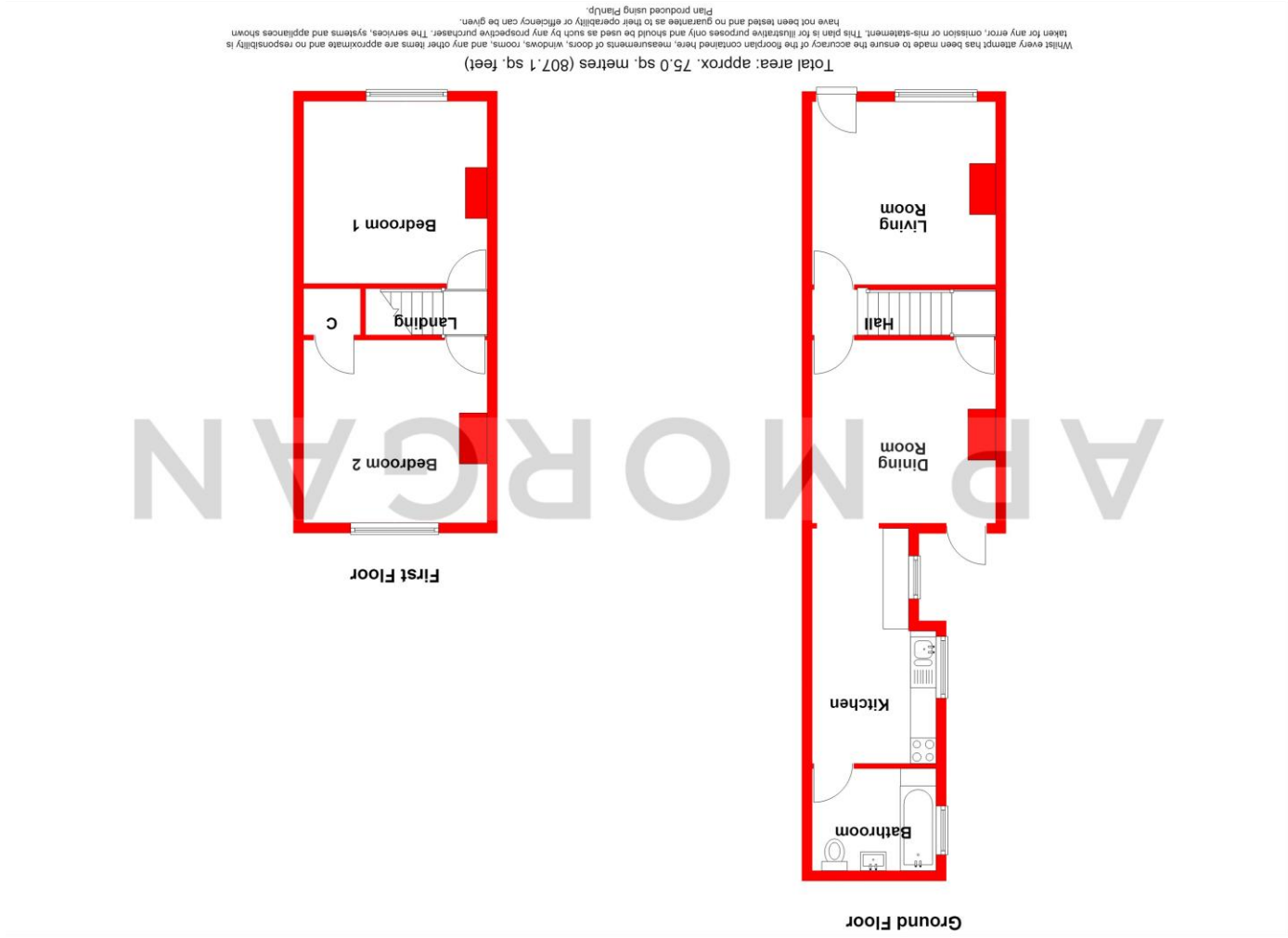
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

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

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