

AP MORGAN



Lea Vale Road, Norton, Stourbridge, West
Guide Price £280,000

Features:

- Well presented three bedroom semi-detached house
- Exciting opportunity for large and growing families
- Spacious and extended lounge/dining room
- Large kitchen
- Ground floor shower room
- Utility
- Family bathroom
- Significant boarded loft offering an abundance of storage
- Versatile rear garden
- Off street parking for multiple vehicles

Description:

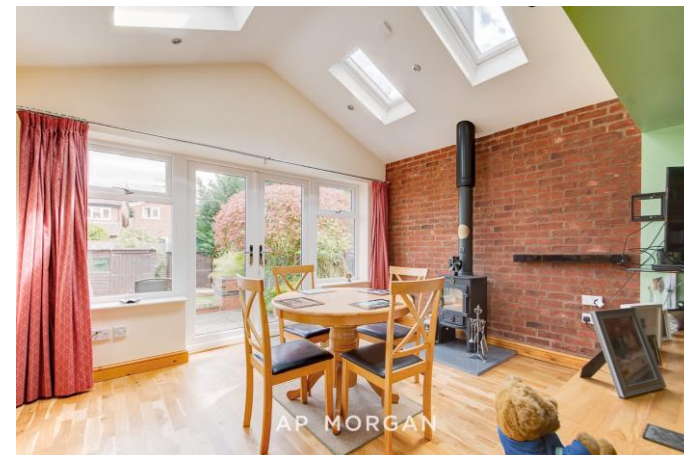
GUIDE PRICE: £280,000 - £290,000.

Three bedrooms, two bathrooms, a ground floor shower room, a utility, and a lounge that flows all the way through to a dining space big enough for the whole family. Properties this flexible and this well laid out do not come along often, and when they do they move quickly. If you are looking for a home that works for a growing family, this is the one to see.

Step inside and the ground floor immediately feels generous. The extended lounge and dining room runs the full depth of the house, giving you real flexibility depending on how your family lives. A large kitchen sits to the rear, and alongside it a separate utility takes all the everyday noise and clutter out of the equation. There is also a ground floor shower room, which anyone who has ever shared a single family bathroom will understand the value of immediately.

Upstairs the layout is just as considered. Bedroom one is a large double with room to breathe. Two further bedrooms sit neatly alongside it, served by a bright family bathroom on the landing. Whether it is children sharing a floor, a guest room, or a home office, the space adapts without compromise. The loft is boarded and offers substantial storage, perfect for a large family.

Outside, off-street parking for multiple vehicles takes the stress out of arriving home, and the rear garden gives the family space to actually use at the weekend.



Homes like this attract early interest. Contact us today to arrange your viewing before someone else does.

Details:

Hall

Lounge/Dining Room 20'4" x 17'4" (6.2m x 5.28m) Both Max

Kitchen 12'3" x 9'4" (3.73m x 2.84m)

Shower Room 6'9" x 7'1" (2.06m x 2.16m) Both Max

Utility Room 7'4" x 7'5" (2.24m x 2.26m)

Landing

Bedroom One 10'10" x 17'3" (3.3m x 5.26m)

Bedroom Two 9'1" x 8'10" (2.77m x 2.7m)

Bedroom Three 8'11" x 7'11" (2.72m x 2.41m)

Bathroom 9' x 5'7" (2.74m x 1.7m)

EPC Rating: B

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 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?

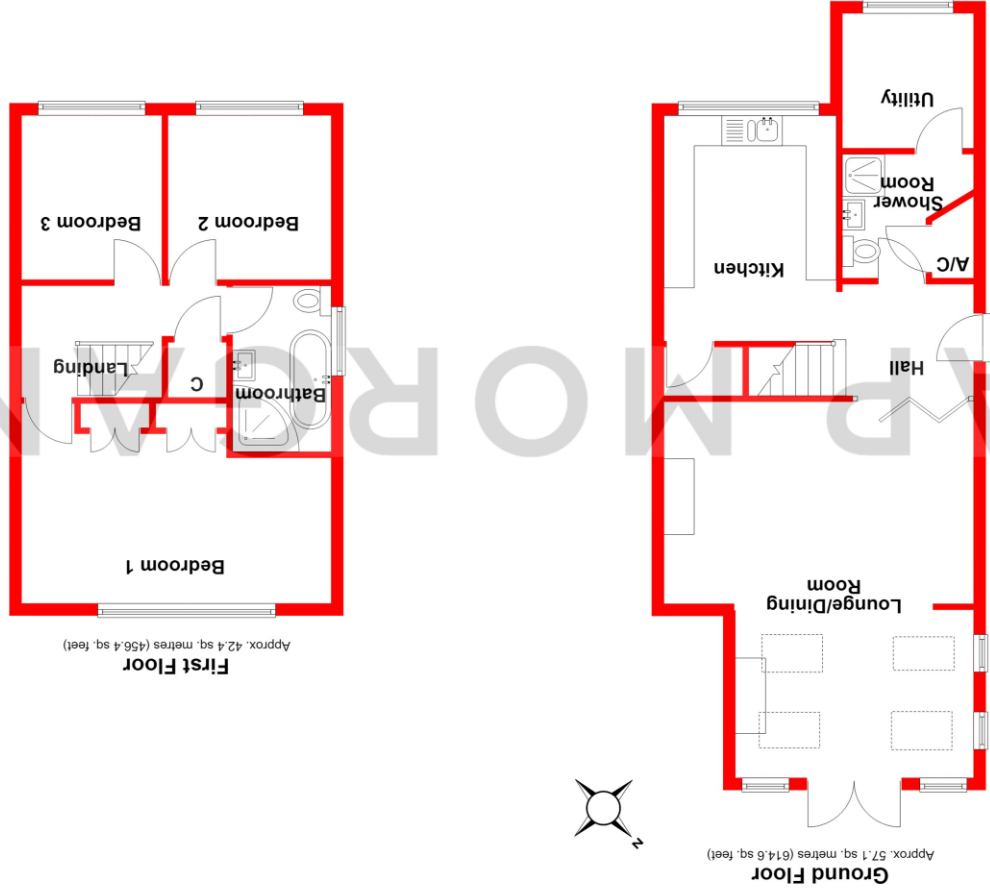
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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 Planlup.

Total area: approx. 99.5 sq. metres (1071.0 sq. feet)

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