

AP MORGAN



Lawn Street, The Old Quarter, Stourbridge
Offers in the region of £325,000

Features:

- Highly desirable bay-fronted Victorian terrace in the Old Quarter
- Lounge with bay window, bespoke cabinetry and wood burner
- Kitchen/diner with range cooker, integrated appliances and garden access
- Two first floor doubles, both with feature fireplaces
- Bedroom one with fitted wardrobes
- Third bedroom with dressing/study area and stained glass feature
- South-facing garden with patio, pergola and lawn
- Four levels of accommodation totalling 1,161 sq ft

Description:

Victorian. Bay-fronted. Four levels. Old Quarter address. Some homes just make sense from the moment you step inside!

Some homes in Stourbridge look the part. This one is the part. Tucked into the Old Quarter, Lawn Street sits in one of the town's most characterful pockets of Victorian terraces, and this bay-fronted house has clearly been looked after by people who understood what they had.

Step inside and the quality announces itself: a hallway with decorative tiled flooring and high ceilings that set the tone for every room above. Off the hall, steps lead down to a cellar with reduced headroom, which makes it excellent storage without giving up any of the living space above.

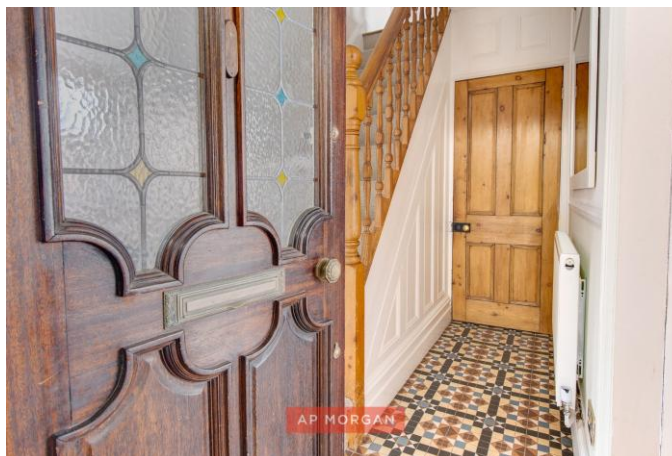
The lounge sits to the front of the house with a large bay window framing the street, bespoke fitted cabinetry either side, and a wood burner as the focal point. It's a room you'll use every single day. Through to the rear is a bright, well-proportioned kitchen/diner with fitted units, a range cooker, integrated fridge/freezer and dishwasher, a ceramic sink, and direct access out to the garden. It's practical and well-finished, and the layout works exactly as it should.

Up to the first floor and you'll find two spacious double bedrooms, both with feature fireplaces that alone justify the postcode. Bedroom one benefits from fitted wardrobes, and both rooms carry that easy, generous feel that's hard to find elsewhere. The family bathroom is a good size and well-appointed. A utility store on the landing keeps the tumble dryer out of sight.

The second floor offers a further generous double bedroom with a dressing and study area, a feature stained glass window, and useful additional storage.

Outside, the south-facing rear garden has been well thought out: a block-paved patio leads to a seating area with pergola, then on to a lawn with a timber shed. It catches the sun and has enough room to be genuinely useful, whether that's summer evenings with friends or space for children to run around.

The location adds real value to the whole package. The Old Quarter is one of Stourbridge's most regarded addresses, known for its well-preserved



Victorian streets and independent character. Mary Stevens Park is nearby, offering over 33 acres of parkland with woodland, a lake, a café and sports facilities. For commuters, Stourbridge Junction connects to Birmingham Snow Hill in around 27 minutes, with frequent services throughout the day. On-street parking only.

If you're looking for a home with genuine period character in one of Stourbridge's most desirable streets, this one deserves your attention. Get in touch with the AP Morgan team to arrange a viewing.

Details:

Entrance Hall

Lounge 3.81 x 3.63 Max into bay

Kitchen/Diner 3.50 x 3.63

Cellar 4.94 x 3.63 Max

First Floor Landing

Bedroom One 3.48 x 3.58 Max incl wardrobes

Bedroom Two 2.85 x 2.72

Bathroom 3.23 x 1.96 Max

Second Floor Landing

Bedroom Three 6.44 x 3.56 Max

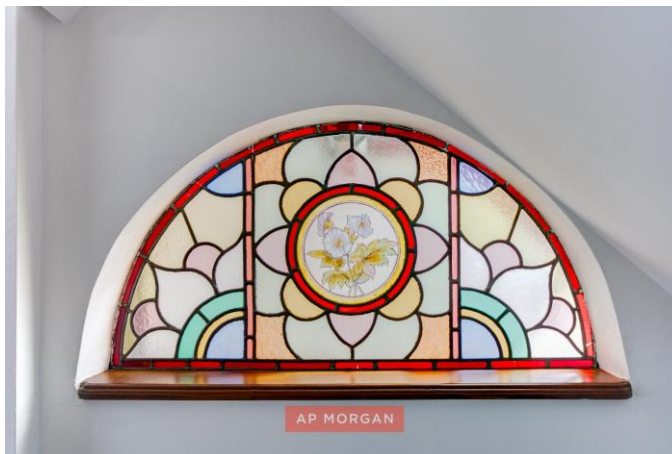
Storage

EPC Rating: E

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 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?

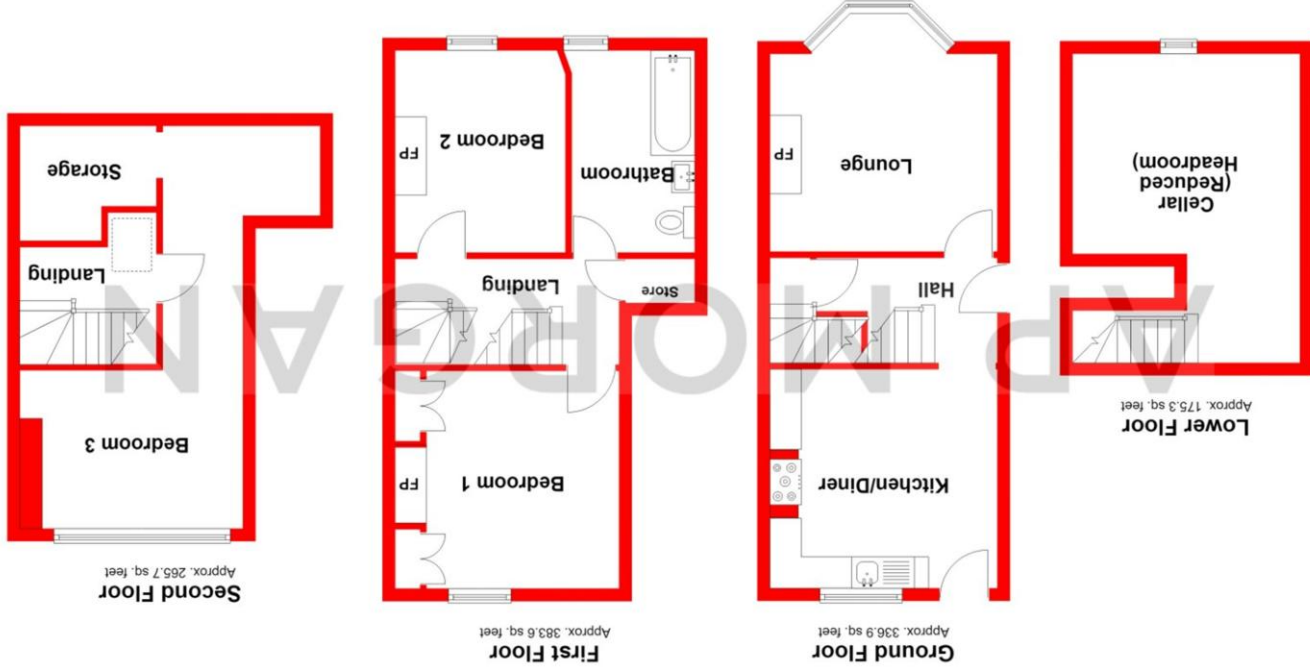
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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Plan produced using Planlup.

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