

AP MORGAN



Prescot Road, Dudley
Asking Price £200,000

Features:

- Well-presented, two-bedroom end terrace home in Stourbridge
- Exciting opportunity for first time buyers, investors and downsizers
- Internal insulation of external walls in bedrooms,
- Recently serviced boiler
- Double glazed windows throughout
- Ground floor WC
- Recently fitted shower room with thermostatic shower
- External walls recently repainted
- Wooden outbuilding for external storage with external covered storage area
- Off-street parking for a vehicle
- Stourbridge Junction train station a stone's throw away

Description:

First home, smart investment, or easy downsize, this one works for everyone

Whether you're taking your first step onto the property ladder, adding to your portfolio, or looking to downsize without compromise, this well-presented end terrace home deserves a look. Early interest is expected, so it's worth getting ahead of the queue.

This home has been well cared for, and it shows. The external walls have recently been repainted, giving instant kerb appeal the moment you arrive, and there's off street parking for a vehicle too, so no more circling the block.

Inside, the living room offers a comfortable space to relax, with patio doors opening out to the rear, perfect for letting the light flood in or stepping straight outside on a summer's evening. It flows through to the hall, presenting the kitchen and a genuinely useful ground floor WC, a detail that makes everyday life that bit easier whether you're a young family, a couple, or hosting guests.

Upstairs, both bedrooms benefit from internal insulation to the external walls, helping keep the home warm in winter and cool in summer. The recently fitted shower room, complete with a thermostatic shower, adds a fresh, contemporary feel to your morning routine.

Practical touches run throughout: double glazed windows give peace of mind from day one, and the boiler and central heating are three years old and have been recently serviced, so there's nothing to worry about when you move in.



Outside, those patio doors and a side door lead onto a well maintained, versatile garden, laid mainly to lawn and bordered with paving, flower beds and finished with wooden panel fencing for added privacy, an ideal spot for summer evenings, weekend barbecues, or simply somewhere for the kids or pets to play. A wooden outbuilding provides handy external storage, with a covered storage area alongside it, perfect for bikes, tools, or anything else you'd rather keep out of the house.

The location is hard to beat. Stourbridge Junction train station is just a short walk away, making commuting straightforward, and Stourbridge Town Centre is also a short drive, putting shops, restaurants, several schools for different ages and everyday amenities firmly within easy reach.

This is a home that's ready to move into and easy to love. Contact us today to arrange your viewing before it's gone.

Details:

Hall

Living Room 10'10" x 15'5" (3.3m x 4.7m) Both Max

Kitchen 11'5" x 9'1" (3.48m x 2.77m)

Ground Floor WC 3'5" x 6' (1.04m x 1.83m)

Landing

Bedroom One 12'8" x 9'1" (3.86m x 2.77m) Both Max

Bedroom Two 10'11" x 10'6" (3.33m x 3.2m) Both Max

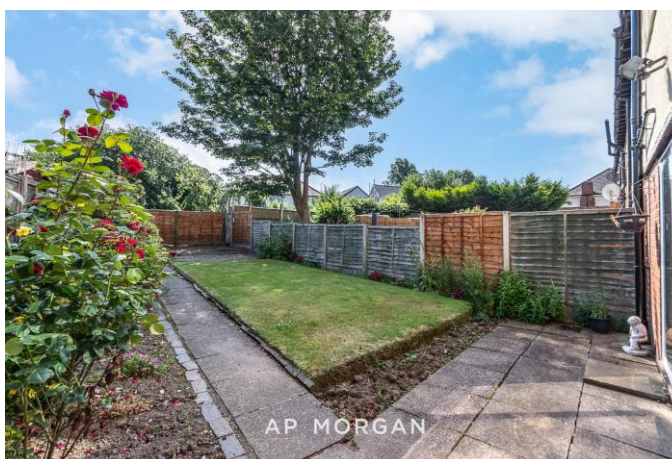
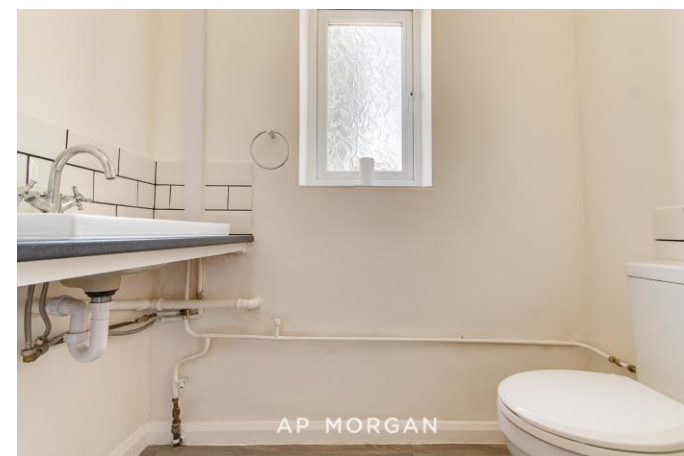
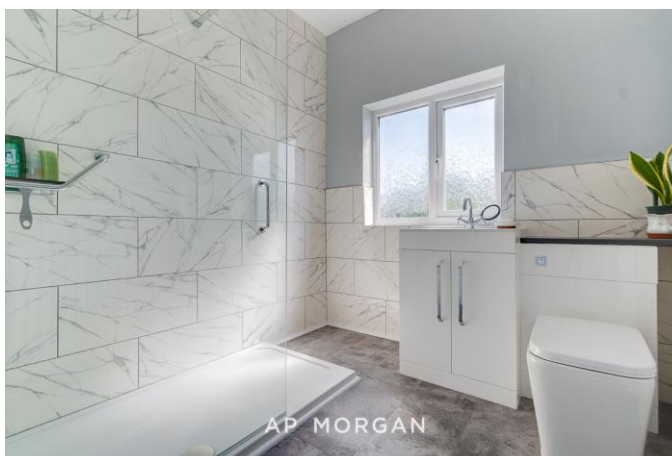
Shower Room 8' x 7'4" (2.44m x 2.24m)

EPC Rating: D

Council Tax Band: B (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?

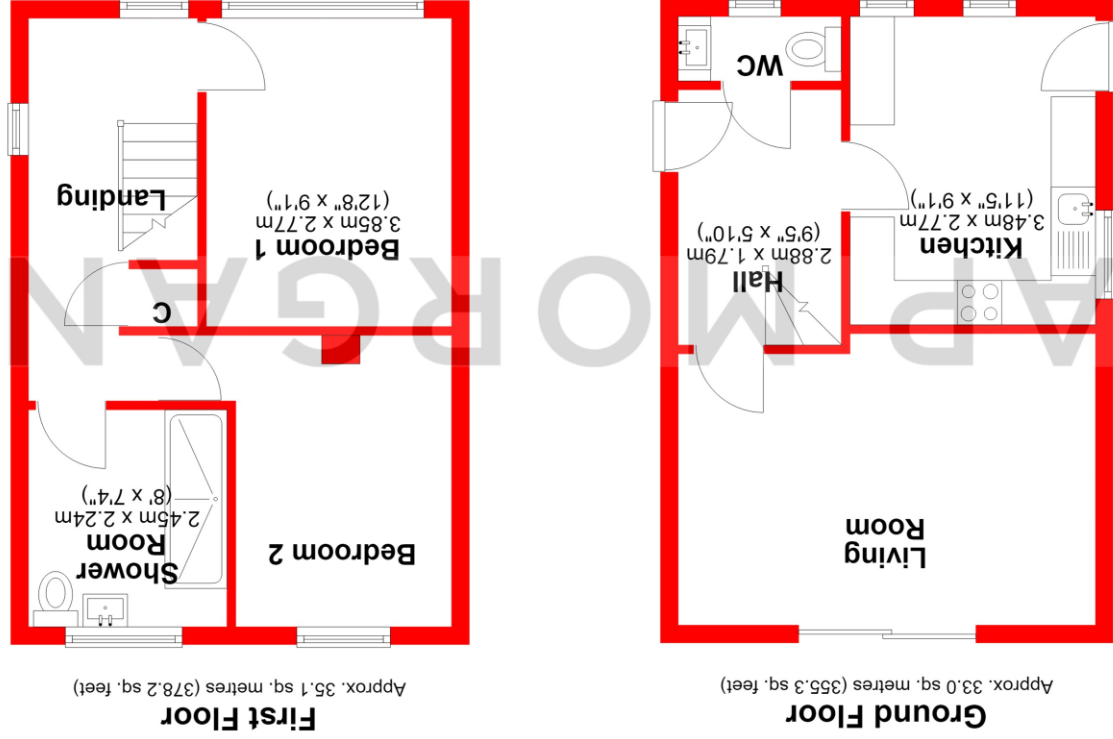
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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