

AP MORGAN



Larkhill Road, Stourbridge
Offers in the region of £225,000

Features:

- Well-presented three bedroom, terraced home.
- Exciting opportunity for first time buyers and downsizers
- Spacious lounge with integral storage cupboard, full length windows and patio door to the rear.
- Generously sized kitchen with integral electric oven and gas hob
- Ground floor WC
- Two double and one single bedrooms
- Comfortably sized family bathroom
- Plenty of integral storage
- Well maintained and versatile rear garden space
- Well positioned for amenities access and schooling

Description:

Your first home or your next move starts here.

Tucked away on Larkhill Road, this beautifully presented three-bedroom terraced home is ready and waiting for its next chapter. Whether you're taking your first step onto the property ladder or looking to downsize without compromise, this is the kind of opportunity that doesn't hang around.

Step inside and the spacious lounge sets the tone, with an integral storage cupboard keeping things tidy, full-length windows filling the room with natural light, and a patio door opening straight onto the rear garden, perfect for that seamless indoor to outdoor living. The kitchen is generously sized and comes complete with an integral electric oven and gas hob, ready for you to make it your own. A ground floor WC adds everyday convenience that families and downsizers alike will appreciate.

Upstairs you'll find two double bedrooms and a single, all served by a comfortably sized family bathroom, with plenty of integral storage tucked throughout the home to keep clutter at bay. Outside, the well-maintained rear garden offers a versatile space, whether that's morning coffee, evening barbecues, or simply somewhere for the kids or pets to play.

Positioned well for local amenities and schooling, this is a home that works as hard as you do.



Early interest is expected on this one, contact us today to arrange your viewing.

Details:

Entrance Hall

Lounge/Diner 18'6" x 14'10" (5.64m x 4.52m) Both Max

Kitchen 11'9" x 8' (3.58m x 2.44m) Both Max

Ground Floor WC 4'4" x 2'10" (1.32m x 0.86m)

Landing

Bedroom One 10'8" x 14'11" (3.25m x 4.55m)

Bedroom Two 13'8" x 7'9" (4.17m x 2.36m) Both Max

Bedroom Three 10'2" x 6'10" (3.1m x 2.08m)

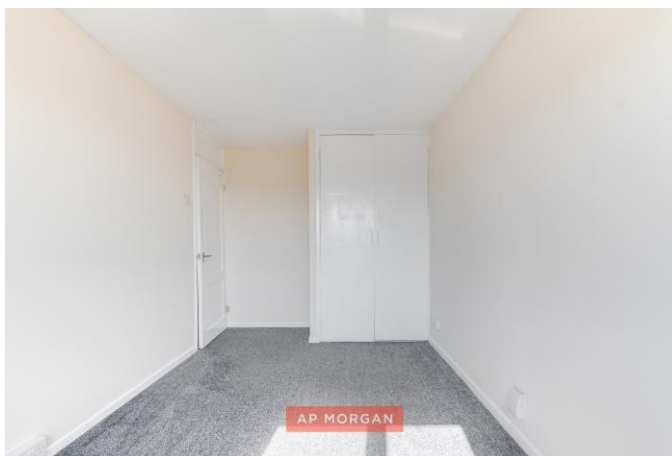
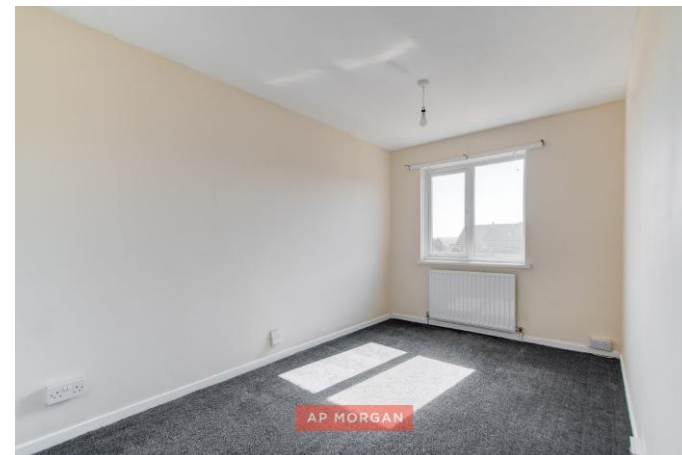
Bathroom 6'8" x 8'2" (2.03m x 2.5m) Both Max

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 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?

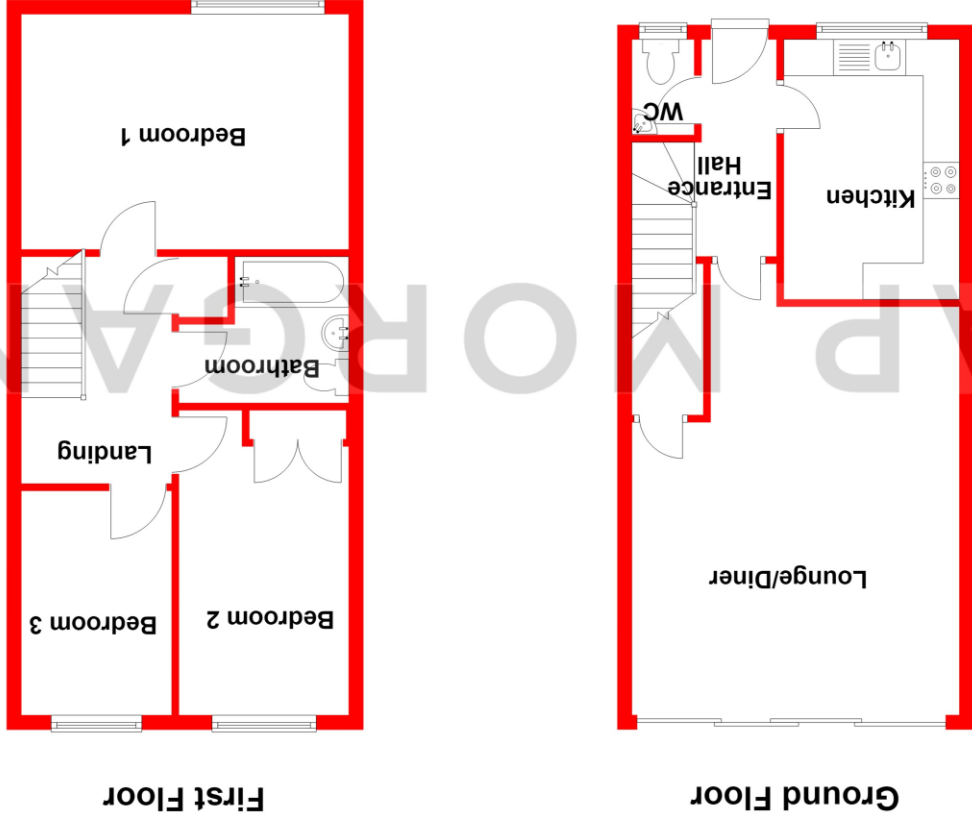
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Total area: approx. 85.8 sq. metres (923.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and 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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