

AP MORGAN



High Park Avenue, Stourbridge
Asking Price £350,000

Features:

- Beautifully presented three-bedroom semi-detached home
- Exciting opportunity for large and growing families
- Spacious lounge with electric fireplace and access to rear conservatory
- Significant dining room with front facing bay window
- Comfortably sized fitted kitchen
- Utility room with additional counterspace/space for freestanding appliances
- Contemporary ground floor shower room
- Two double and one single bedroom
- Large and modern family bathroom
- Versatile and verdant grass laid rear garden
- Off-street parking for multiple vehicles
- Substantial garage for additional storage
- Well positioned for amenities access
- Close to public transport links

Description:

Room to grow on High Park Avenue!

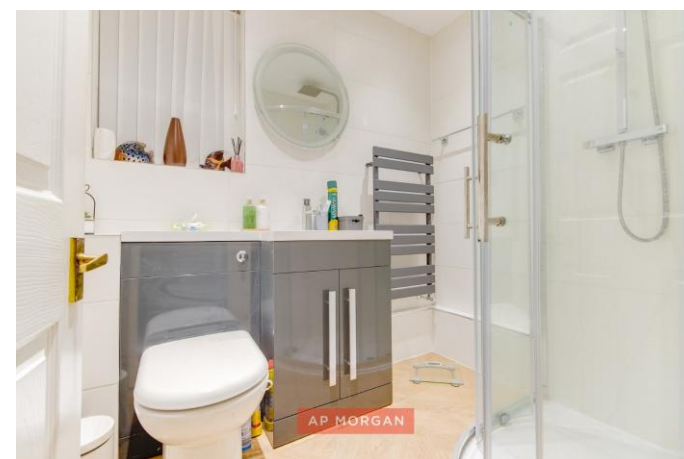
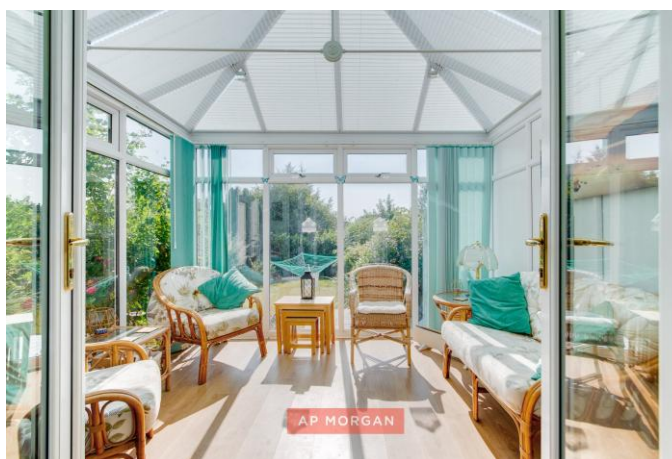
If your family is expanding and you need space to match, this beautifully presented three-bedroom semi could be exactly what you've been searching for.

Set on High Park Avenue, this is a home that works as hard as you do, with flexible living space, a generous garden and parking to spare. Early interest is expected on a home like this, so a prompt viewing is recommended.

Step through the entrance hall and the layout reveals itself with ease. The spacious lounge is a genuinely comfortable spot to unwind, complete with an electric fireplace and doors leading through to the rear conservatory, a lovely spot to enjoy the garden whatever the weather. Along the hall, the dining room impresses with a front facing bay window that floods the space with natural light, ideal for family meals or entertaining.

The kitchen is well proportioned and fitted to a good standard, with a separate utility room close by offering additional counterspace and room for freestanding appliances, keeping the main kitchen clutter free. A contemporary ground floor shower room adds a welcome layer of everyday convenience, particularly useful for a busy household.

Upstairs, the first floor offers two double bedrooms and a single, along with a large, modern family bathroom finished to a high standard.



Outside, the rear garden is laid mostly to lawn, a versatile and verdant space that lends itself to summer gatherings, children at play, or simply somewhere to relax.

To the front, off-street parking accommodates multiple vehicles, and the substantial garage provides valuable additional storage, or scope for a workshop or home gym.

The location speaks for itself, with everyday amenities close by and reliable public transport links within easy reach, making this an ideal fit for a household that's always on the move. Homes offering this much flexibility rarely stay available for long.

Contact us today to arrange your viewing.

Details:
Porch

Entrance Hall

Living Room 13'7" x 10'6" (4.14m x 3.2m) Both Max

Dining Room 11'1" x 10'6" (3.38m x 3.2m)

Kitchen 8'7" x 9'7" (2.62m x 2.92m)

Conservatory 12'3" x 10'8" (3.73m x 3.25m)

Ground Floor Shower Room 6'10" x 5'3" (2.08m x 1.6m)

Utility Room 7'11" x 6'8" (2.41m x 2.03m)

Garage 15'4" x 7'2" (4.67m x 2.18m)

Landing

Bedroom One 13'8" x 11'1" (4.17m x 3.38m) Both Max

Bedroom Two 10'5" x 9'10" (3.18m x 3m) Both Max

Bedroom Three 6'11" x 9'7" (2.1m x 2.92m)

Bathroom 5'8" x 9'7" (1.73m x 2.92m) Both Max

EPC Rating: To be confirmed

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?

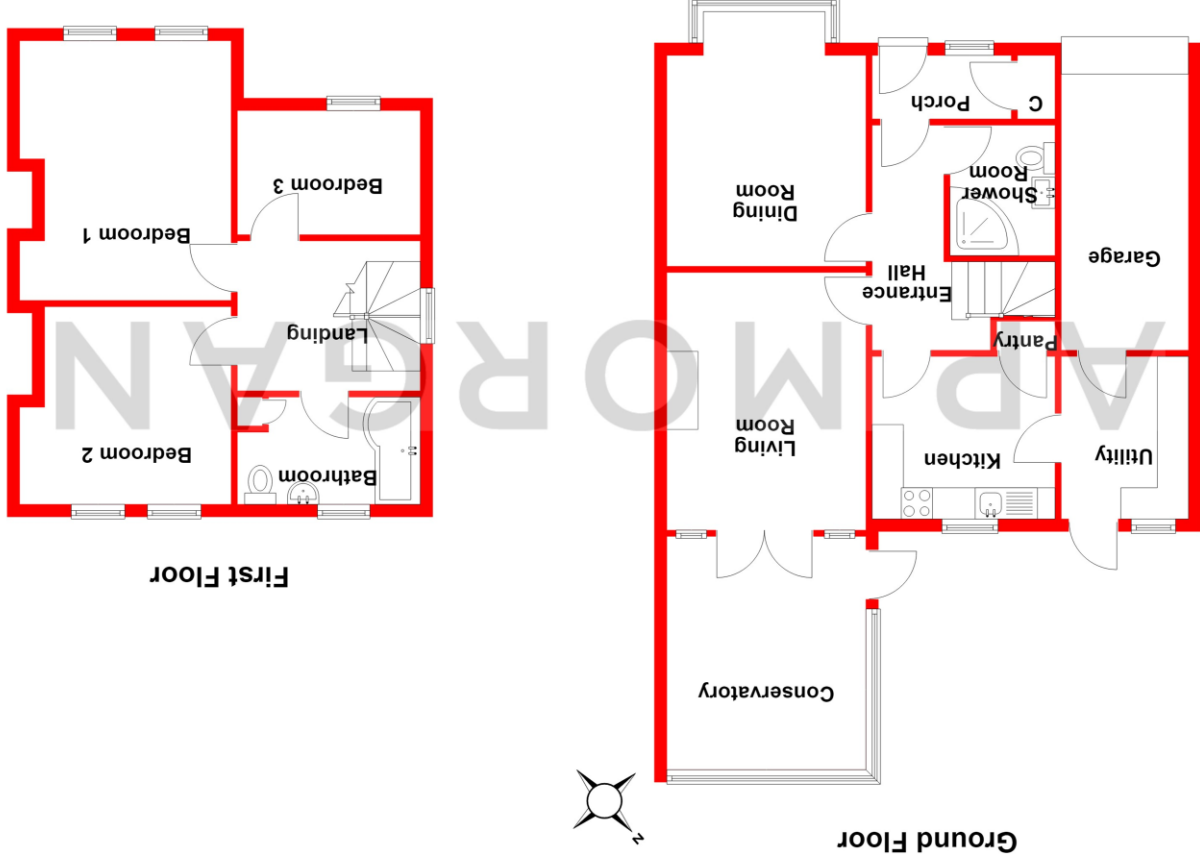
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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. 118.8 sq. metres (1279.1 sq. feet)

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.

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