

AP MORGAN



Junction Road, Stourbridge
Asking Price £395,000

Features:

- Beautifully presented three bedroom semi-detached home
- Exciting opportunity for large and growing families
- Contemporary and characterful styling throughout
- Newly fitted, extended, kitchen/dining room
- Two double and one single bedrooms
- Newly fitted modern family bathroom
- Ground floor WC
- Newly fitted tarmac drive hosting off street parking for multiple vehicles
- Newly landscaped garden
- Excellent location for accessing Stourbridge town centre
- Stones throw to well regarded schools

Description:

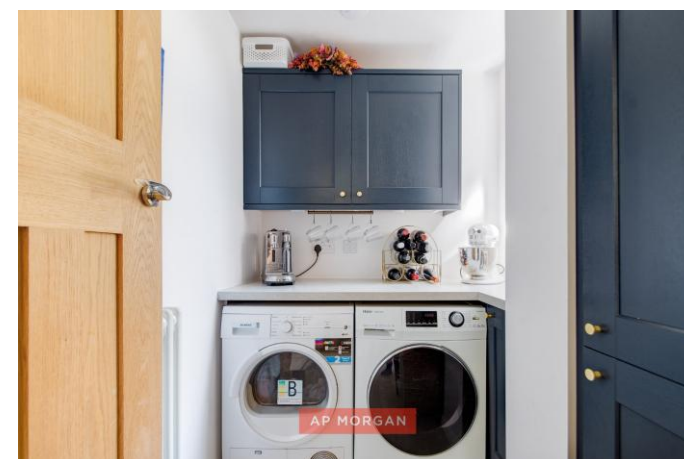
Space to grow, a home to love. Welcome to Junction Road.

Beautifully presented and full of character, this three bedroom semi-detached home is an exciting find for growing families looking for their next chapter. Contemporary styling blends effortlessly with charm throughout, creating a home that feels both fresh and full of warmth. Early viewing is highly recommended, call our team today to arrange yours.

Step through the porch and into the entrance hall, where the flow of the ground floor immediately makes sense: a bright lounge to one side, understairs storage tucked neatly away, and a ground floor WC that's a real practical bonus for busy family life. The lounge itself is a lovely spot to unwind, with a front facing bay window drawing in natural light and a woodburning stove adding a cosy, characterful focal point for the cooler months.

At the heart of the home is the newly fitted, extended kitchen/dining room, a genuinely impressive space that's been designed for the way families actually live. The kitchen is fitted with a stylish island incorporating a sink, complemented by integral appliances and plenty of cupboard space thanks to the well considered fitted cabinetry. The adjoining dining room is well illuminated by skylighting, while bifold doors open the space further still, flooding the room with light and making effortless indoor/outdoor living possible for those summer gatherings. Whether it's a quick breakfast before school or a relaxed dinner with the doors thrown open, there's room here for it all. A separate utility area keeps things practical, with laundry and everyday clutter kept well out of the way.

Upstairs, the first floor offers two double bedrooms and a single, giving real flexibility for a growing family, a home office, or guest space. The newly fitted, modern family bathroom completes the floor with crisp, contemporary styling.



Outside, a newly landscaped garden offers a lovely spot to unwind or let the children play, while a newly laid tarmac driveway provides off street parking for multiple vehicles, a genuine rarity and a welcome bit of everyday convenience.

Positioned within easy reach of Stourbridge town centre, this home also sits a stone's throw from a number of well regarded schools, making it an easy choice for families wanting the best of both convenience and community.

Homes like this, offering this level of space, style and location, don't come along often. Contact us today to arrange your viewing before it's gone.

Details:

Porch

Entrance Hall

Lounge 12'10" x 13' (3.9m x 3.96m) Both Max

Kitchen/Dining Room 21'9" x 20'3" (6.63m x 6.17m) Both Max

Utility Room 5'11" x 6'2" (1.8m x 1.88m) Both Max

Ground Floor WC 3'9" x 6'2" (1.14m x 1.88m)

Landing

Bedroom One 12'9" x 12'9" (3.89m x 3.89m) Both Max

Bedroom Two 12'8" x 10'5" (3.86m x 3.18m) Both Max

Bedroom Three 10'2" x 6'5" (3.1m x 1.96m)

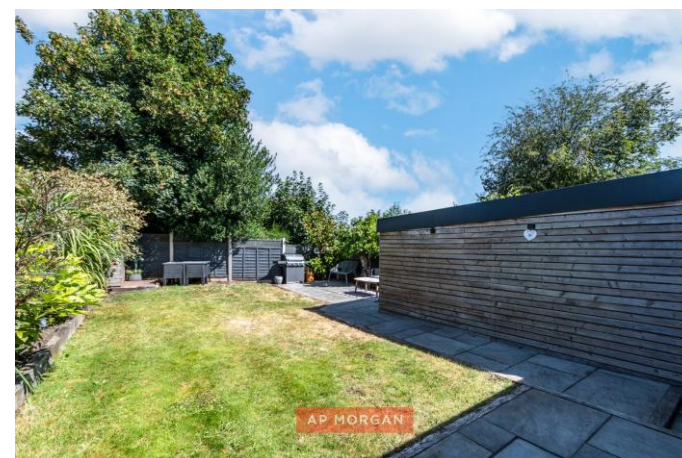
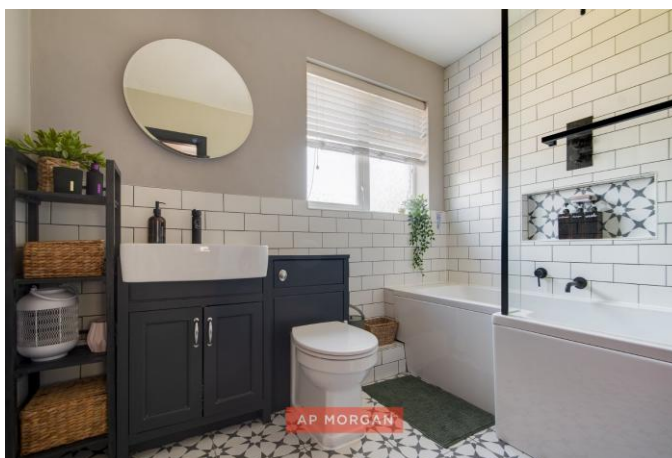
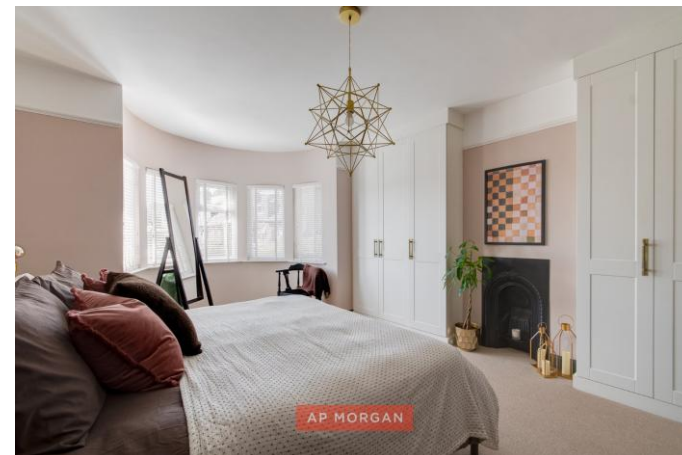
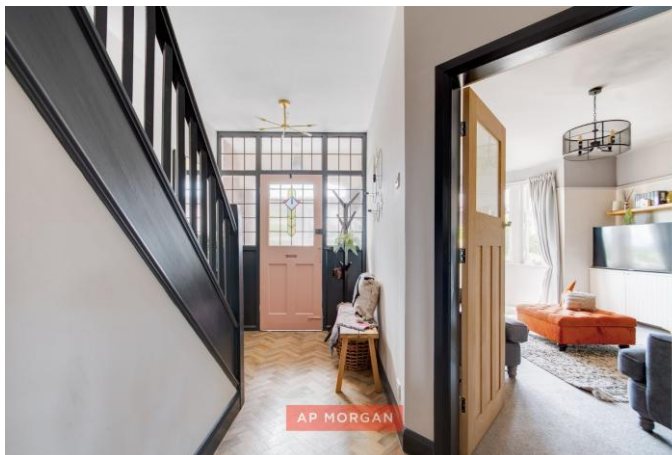
Family Bathroom 6' x 8'5" (1.83m x 2.57m)

EPC Rating: To be confirmed

Council Tax Band: D (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?

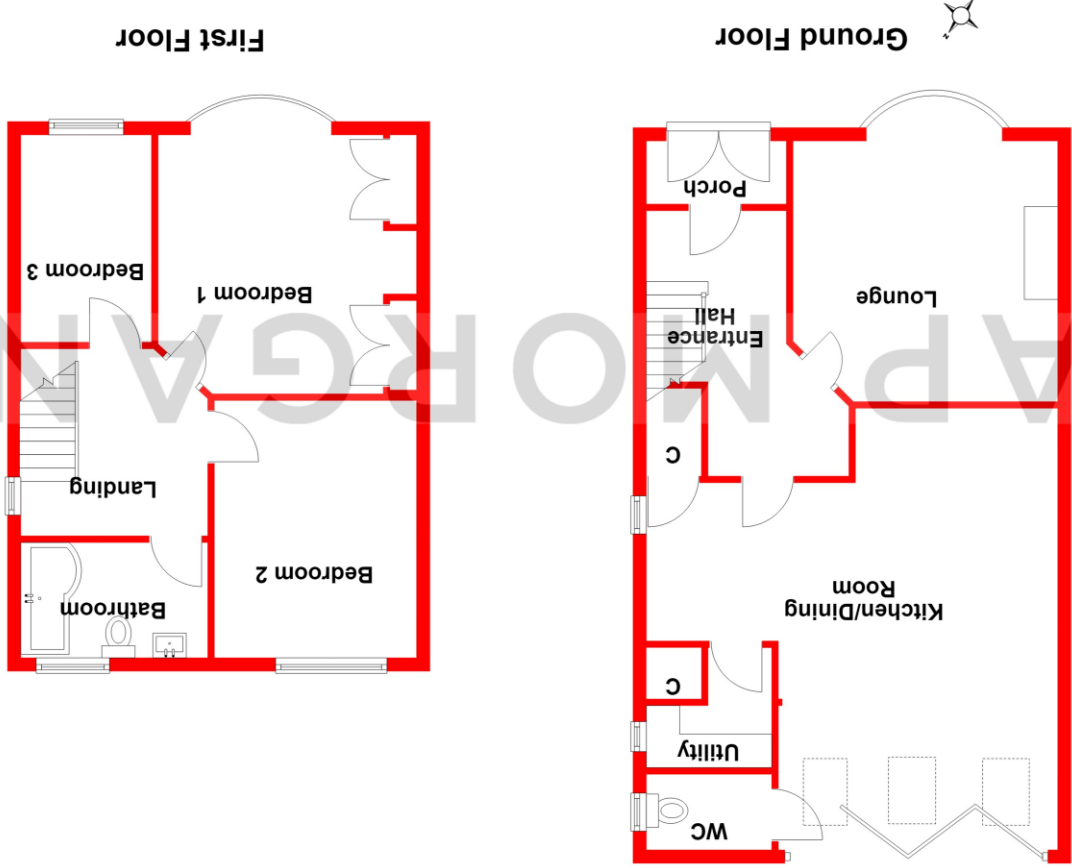
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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. 100.8 sq. metres (1085.4 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 PlanUp.

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