



AP MORGAN

Apartment 3, St. Johns House,
Offers in the region of £240,000

Features:

- Spacious, contemporary open-plan kitchen/lounge/dining room
- Kitchen with fitted appliances and substantial countertop space
- Two double bedrooms and one single bedroom
- En-suite shower room plus a separate, modern family bathroom
- Large integral storage cupboard plus additional storage throughout
- Allocated parking space
- Additional resident EV charging points
- Ground floor apartment
- Moments from Stourbridge High Street, bars, shops and restaurants
- One-minute walk to the train station, with local bus links nearby
- Close to highly regarded schools including Greenfield Primary, St Joseph's and Old Swinford
- Easy access to Tesco, petrol stations and everyday amenities
- Strong, friendly community atmosphere
- Offers in the region of £240,000

Description:

Space, light and a genuine sense of community — this ground floor apartment has it all.

From the moment you step through the door, the sheer scale of this home makes itself known. The open-plan kitchen, lounge and dining space forms the heart of the property, offering a rare breadth of room that feels a world away from the terraced properties so common nearby. The layout allows the space to flex effortlessly, whether it's being enjoyed as one sweeping social area or gently zoned with furniture into distinct living and dining sections for quieter moments. The kitchen itself is a particular highlight, with generous countertop space and an abundance of storage that will delight any keen cook hosting a dinner party. Beyond the kitchen, the apartment offers three well-proportioned bedrooms - two doubles and a single - giving genuine flexibility for a growing family, a home office, or space for guests. A private en-suite alongside a separate, modern family bathroom means everyone can enjoy their own space comfortably.

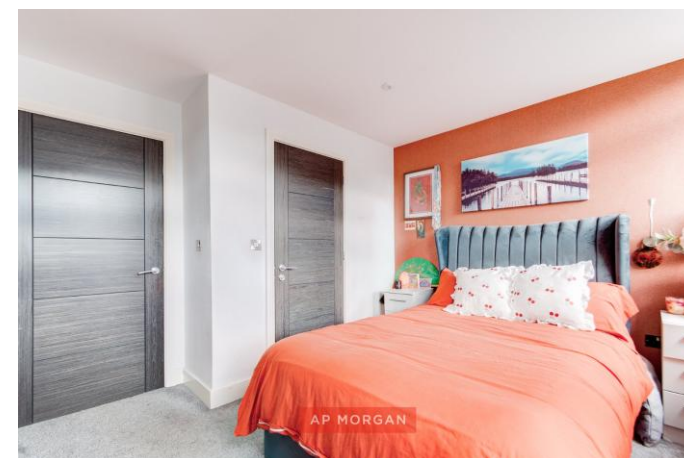
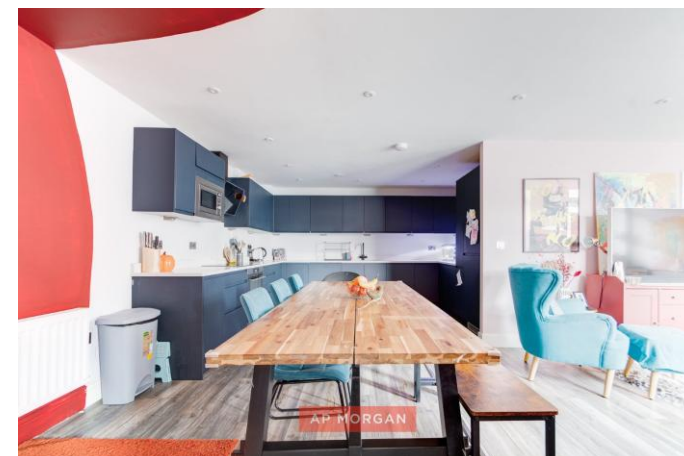
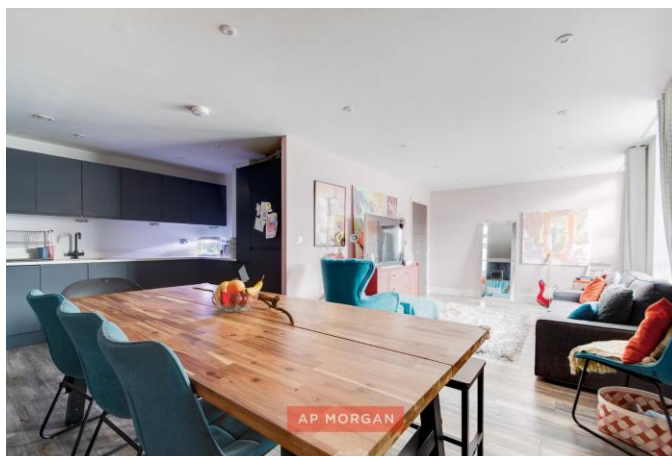
Practically, the home has been thoughtfully designed for everyday ease. Storage is in genuine abundance, complemented by a notably large utility cupboard, while the third bedroom offers ready-made potential as a home office or creative studio. The property benefits from an allocated parking space along with resident EV charging points, and is superbly placed for day-to-day convenience, sitting close to Tesco, petrol stations and further amenities.

The setting is every bit as impressive as the apartment itself. Just a 30-second walk from Stourbridge High Street, residents have the countryside within a 12-minute drive on one side and the buzz of bars, shops and restaurants right on their doorstep on the other. The train station is a minute's walk away, with bus links close by too, making this a superb base for professionals commuting into Birmingham, London, Worcester, Stratford-upon-Avon and beyond. Families are especially well catered for, sitting within close reach of some of the borough's most highly regarded primary schools, including Greenfield Primary, St Joseph's and Old Swinford.

Our Seller Says -

"When I first viewed this home, I couldn't believe the spaciousness of the living room and kitchen. Falling in love with the open-plan layout felt like a breath of fresh air after having mostly looked at terraced properties, and as someone who loves to entertain and be part of a community, that really excited me. It was ultimately the space and the overall layout that won me over - having both a family bathroom and an en-suite meant I could comfortably have a child and visitors, with everyone feeling at ease."

"The kitchen, the space, the layout and the neighbours are what I've never stopped loving. The ground floor community especially is lovely - we often



leave little presents on each other's doorsteps and have a catch-up. I've always felt very safe here."

"I spend most of my time in the main living space and in the third bedroom, which I use as an office, since I work from home. I'm also an artist, so it's very easy for me to arrange the living space to paint and play music too. When I first moved into the property I was single, but I fell in love and had a daughter - what I thought might just be my property for a while turned into a family home which we all love. The kitchen is the feature that always gets a reaction from guests; it's super roomy with loads of storage, so if you're a big cook, you've got all the space you need to throw some awesome dinner parties. There's always a lot of light coming into the property, and it feels warm across the year - I often don't need to think about putting the heating on until the very late stages of winter."

"What I'll miss most is the open-plan space of the living and dining areas, and the fact that the property has so much space in general, which makes it feel flexible for different occasions. I think this home is perfect for a young family, a couple, or first-time buyers - and working professionals who commute into Birmingham, London, Worcester, Stratford-upon-Avon and beyond will love having such easy access to the local train station. It's also worth knowing just how close the property is to Tesco, petrol stations and other everyday amenities."

Our agent says: "This apartment genuinely surprises you the moment you walk in - you just don't expect that scale of kitchen, lounge and dining space in an apartment, and it works so well whether you want one big open room for entertaining or you'd rather section it off for some downtime. Having two doubles and a single, plus an en-suite and a separate family bathroom, gives buyers a real level of flexibility you don't often find at this size, and that integral storage cupboard is an absolute godsend for keeping things tidy. Then you've got the location doing a lot of the heavy lifting too - moments from Stourbridge High Street, the train station on your doorstep, allocated parking and EV charging, and some genuinely excellent schools close by. It's the kind of home that suits so many different buyers, from first-time buyers and young families through to professionals commuting into Birmingham or further afield."

Details:
Hall

Kitchen/Lounge/Dining Room 19'6" x 24'6" (5.94m x 7.47m) Both Max

Study 8'2" x 11'6" (2.5m x 3.5m)

Bedroom One 11'2" x 12'6" (3.4m x 3.8m)

Bedroom Two 11'1" x 6'7" (3.38m x 2m)

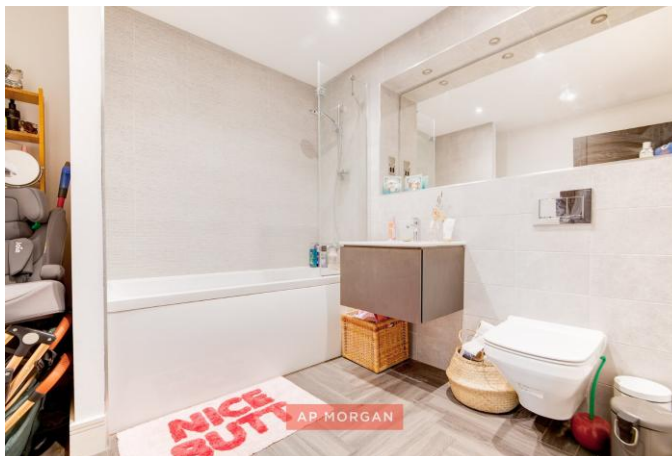
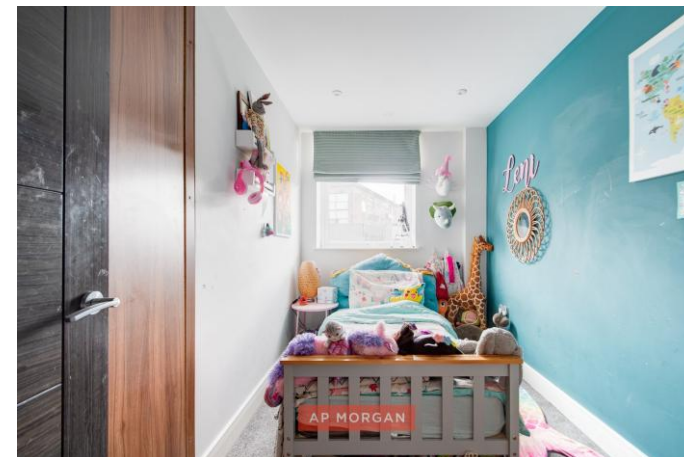
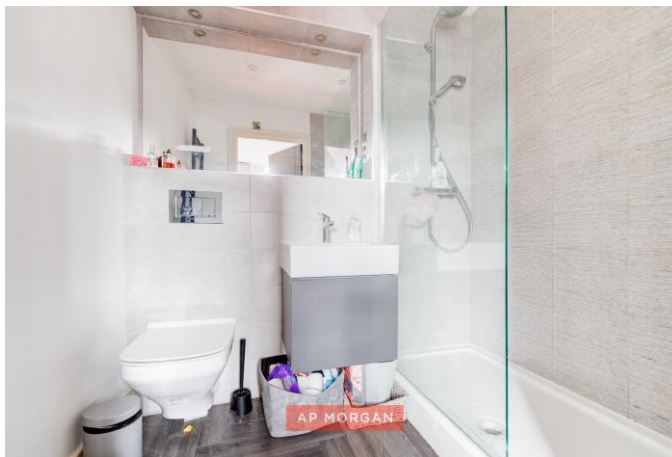
En-suite Shower Room 4'11" x 6'7" (1.5m x 2m)

Bathroom 8' x 7'4" (2.44m x 2.24m)

Storage 4'2" x 7'7" (1.27m x 2.3m)

EPC Rating: To be confirmed
Council Tax Band: C (tbc by solicitors).
Tenure: Leasehold (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.

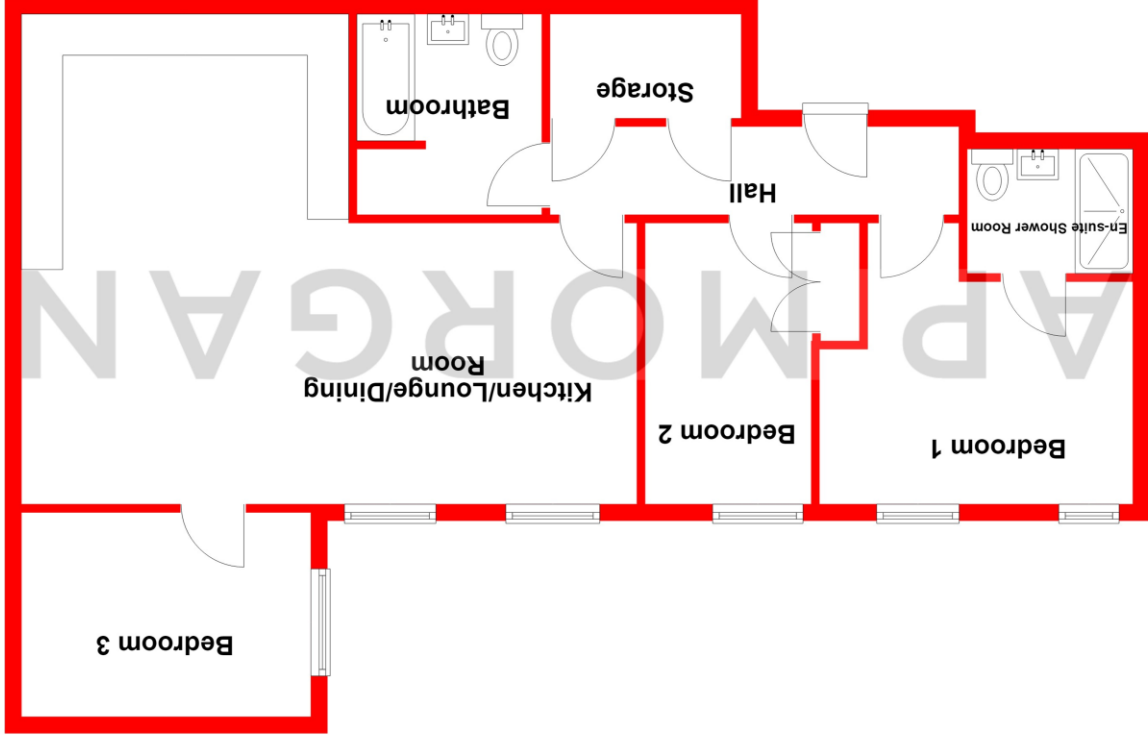
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A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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.

Ground Floor



Total area: approx. 82.1 sq. metres (883.8 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 PlanLP.

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