

A photograph of a two-story house with a white garage and a large tree in the front yard. The house has a white exterior and a dark roof. A large, leafy tree is in the front yard, partially obscuring the house. The driveway is paved and leads to the garage. The front yard has dry grass and a white curb.

AP MORGAN

Ham Lane, Stourbridge
Asking Price £325,000

Features:

- Substantial three bedroom semi-detached family home
- No onward chain
- Guide price £325,000
- Substantial lounge with front facing bay window
- Spacious dining room with fireplace and rear patio doors onto garden
- Generously sized, extended breakfast kitchen with updated cupboards
- Two double bedrooms and one single bedroom
- Recently updated family bathroom
- Rewired with new boiler
- Large garage suitable for storage, hobbies or DIY.
- Off street parking for multiple vehicles
- Vast, tiered and verdant garden with grassland and gravel areas
- Plenty of space for seating and outdoor activities
- Additional external storage including shed
- Well regarded local primary and secondary schools nearby
- Easy access to local shops and woodland walks
- Excellent motorway links to the M5, M42 and Birmingham

Description:

A Family Home With Deep Roots and Room to Grow

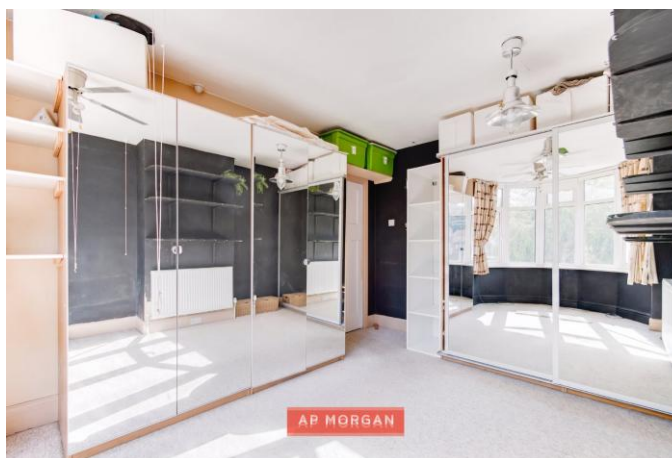
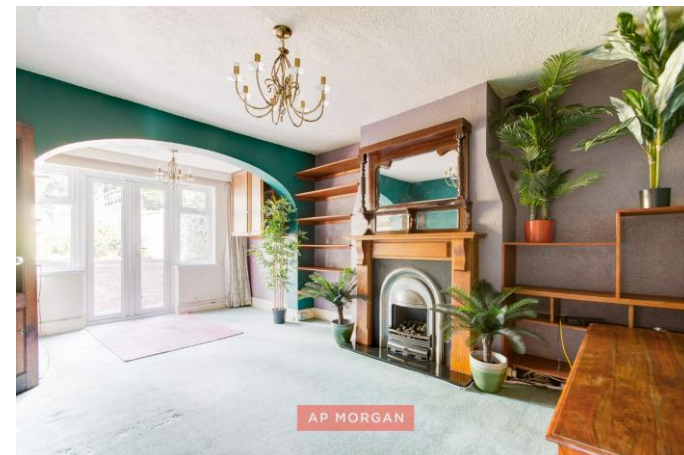
Some houses are simply lived in. This one has been loved, generation after generation, and it shows in every corner. A substantial three bedroom semi-detached home set on the largest plot in the row, this is a property with genuine character, real practicality, and a garden that has to be seen to be believed.

Step inside and you're welcomed by a hallway that consistently draws comment from first time visitors, setting the tone for a home that has been thoughtfully cared for over the years. The lounge is a real standout, generously proportioned with a front facing bay window that floods the room with light, while at the rear, a spacious dining room with its own fireplace opens through patio doors onto the garden, perfect for entertaining or simply enjoying the outlook. The breakfast kitchen has been extended over the years and offers plenty of room to cook and gather, with the benefit of updated cupboards adding a fresh, modern touch.

Upstairs, two double bedrooms and a single provide flexible space for a growing family, a couple wanting room to spread out, or anyone in need of a home office. The family bathroom has been recently updated, and buyers will appreciate the peace of mind that comes from knowing the property was rewired with a new boiler installed in more recent years.

Outside, a large garage offers fantastic scope for storage, hobbies or DIY projects. Off street parking comfortably accommodates multiple vehicles, a genuine bonus in this sought after spot.

The garden is where this home truly comes into its own. Tiered and verdant, it has evolved over the years from lawn and vegetable beds into a beautifully low maintenance grassland and gravel garden, with plenty of space for seating, outdoor activities, and additional external storage, including a useful shed. It's a garden made for long summer afternoons, morning coffee, or simply enjoying the coolness the home is known for.



Location wise, this is a wonderful spot for families and commuters alike. While the road can be lively at times, neighbours are warm and welcoming, and everything from local shops to woodland walks and well regarded schools sits close by. Motorway links to the M5 and M42 make getting into Birmingham and beyond straightforward, and a favourite local walking route through the Dingle offers a lovely way to unwind.

Our seller says:

"This house was built for my mother in law, and it's been in our family since it was new. My grandparents lived next door, so it's always been more than just a house to us. We chose it because it sits on the largest plot on the road that was built, and the garden and how cool the house stays in summer are things I've never stopped loving. We spend most of our time in the lounge, it's cool and lovely, especially with the doors open onto the garden, and on a summer afternoon the sun just fills the room. This has been our family home since it was new, full of childhood memories, and my wife is selling it alongside her mother, who lives with us now."

Our agent says:

"What really stands out here is the history. This place has stayed in the same family since it was built, and that care shines through, from the rewiring and new boiler to the updated kitchen and bathroom. Add in the garage with genuine potential and you've got a home that offers both heart and real opportunity."

Details:

Porch

Hall

Lounge 10'11" x 10'11" (3.33m x 3.33m) Both Max

Dining Room 18'9" x 10'11" (5.72m x 3.33m) Both Max

Kitchen/Breakfast Room 12'11" x 8'11" (3.94m x 2.72m) Both Max

Garage 14'6" x 10'9" (4.42m x 3.28m) Both Max

Landing

Bedroom One 13'1" x 10'11" (4m x 3.33m)

Bedroom Two 12'8" x 10'7" (3.86m x 3.23m)

Bedroom Three 7'10" x 7'1" (2.4m x 2.16m)

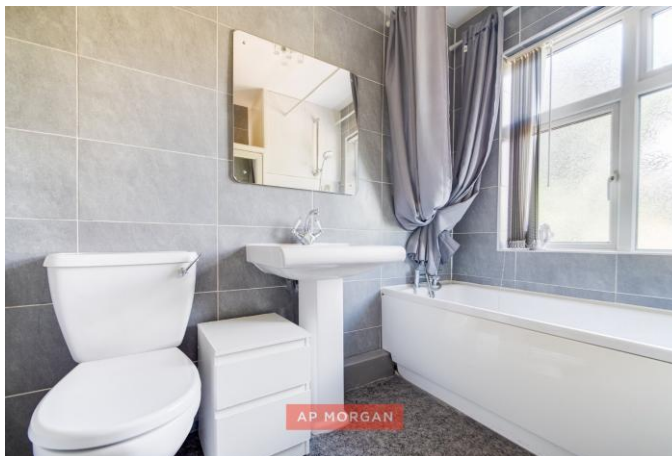
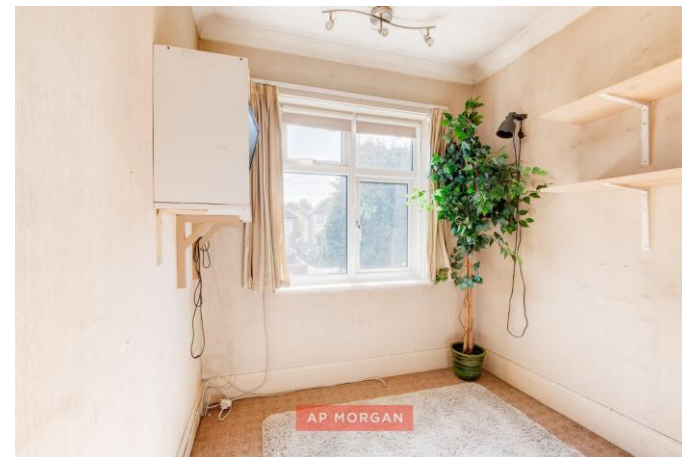
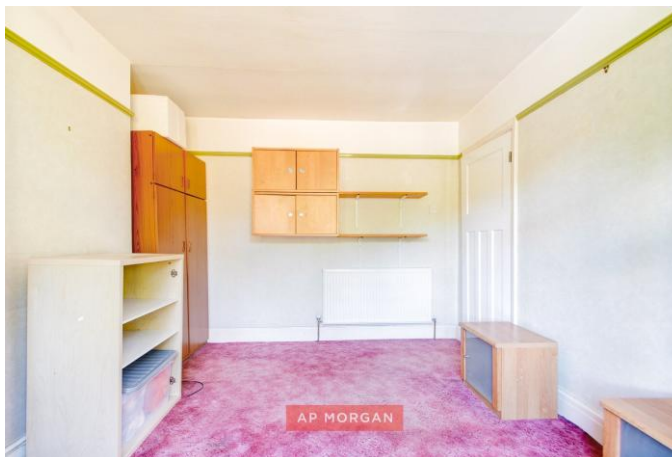
Bathroom 7'10" x 7' (2.4m x 2.13m)

EPC Rating: D

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?

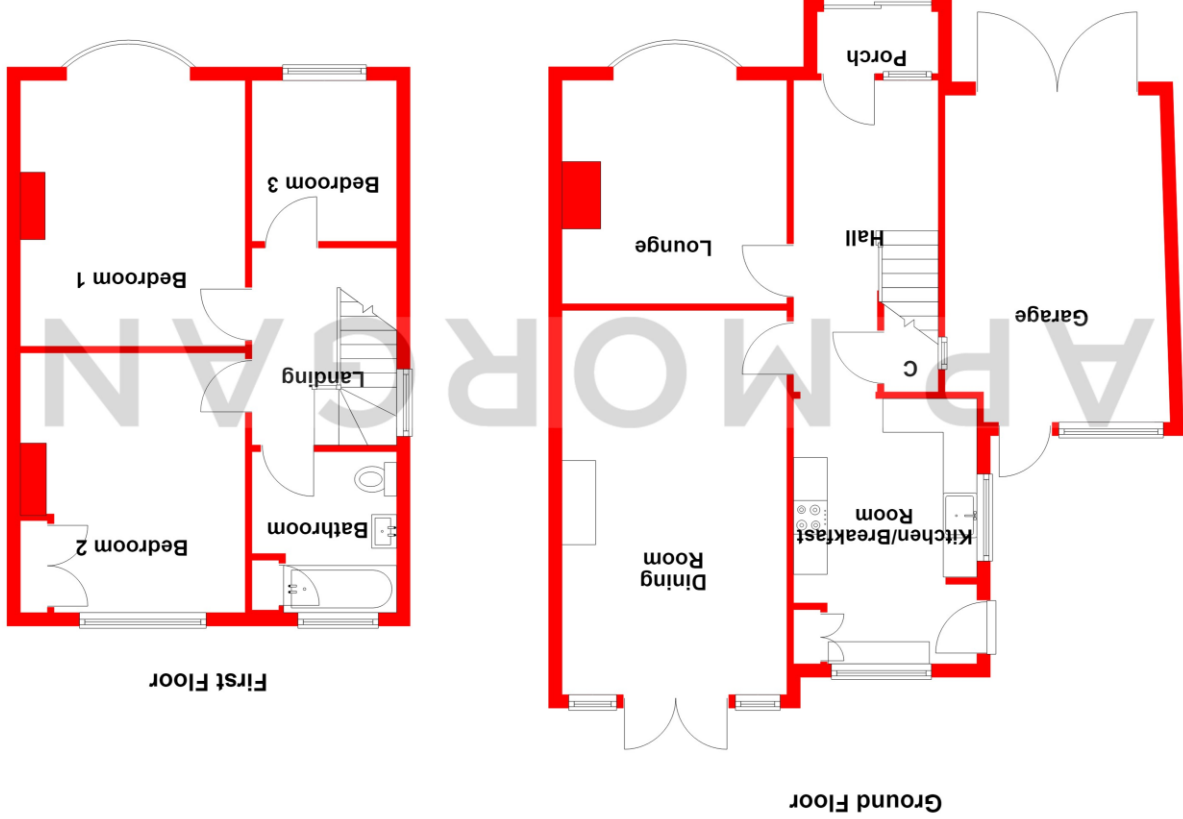
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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Total area: approx. 114.7 sq. metres (1234.2 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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