

AP MORGAN



Ensall Drive, Wordsley
Asking Price £220,000

Features:

- Two-bedroom semi-detached home, no onward chain
- Spacious lounge with electric fireplace
- Fitted kitchen/diner
- Two double bedrooms
- Family bathroom, newly fitted in 2023
- Private, well-proportioned garden
- Off-street parking for multiple vehicles
- Quiet, established residential road
- Canal towpath walks at the end of the street
- Generous George pub just a couple of minutes away
- The Brook Primary School close by
- Easy access to the M5, M42 and M6
- Regular bus services and nearby Stourbridge train station
- New boiler (2022) and new distribution board (2022)
- New cooker (2022)
- Decorated throughout
- Ideal for first-time buyers, couples, small families or downsizers

Description:

Not many homes in Stourbridge back onto canal-side walks. This one does, and that's just the start.

Set on a quiet, welcoming road within easy reach of the canal towpath, this two-bedroom semi-detached home offers space, privacy and a genuine sense of community. It has been beautifully maintained throughout, with a spacious lounge, fitted kitchen/diner, two double bedrooms and a family bathroom, plus off-street parking for multiple vehicles. Offered with no onward chain, it is ready and waiting for its next chapter.

We asked them what made them buy it...

"We had known the previous owners and visited many times, so the property already felt welcoming before we even made an offer. There was a real sense of space, both inside and out, and the layout flowed so well that every room felt bright and inviting. Stepping into the garden really confirmed it for us. It offered the privacy and outdoor space we were looking for.

We chose this home because it always felt right. The generous plot, the practical layout and the quiet road stood out compared to everything else we viewed. The neighbourhood has a lovely community feel, and we could picture ourselves living here from the moment we first visited. Even now, the thing we've never stopped loving is the location. It's so close to the canal for walks, the street is quiet, the neighbours are lovely, and the garden is properly private."

What about the house itself?



"We've decorated throughout and fitted a new bathroom, so it's in great shape to just move into. Behind the scenes we've also kept on top of the essentials, a new boiler in 2022, a new bathroom in 2023, a new cooker and a new distribution board. It's a home that's easy to live in and enjoy. It offers a great balance of comfortable living space, a welcoming atmosphere and a genuinely convenient location. We're confident it will make a lovely home for whoever comes next."

Our agents say...

This one ticks every box for easy living. The lounge is a proper sociable space with an electric fireplace to gather round in winter, and the fitted kitchen/diner gives you room to cook, eat and chat without ever feeling cramped. Both bedrooms are doubles, which is not something you find in every two-bed on the market, and the off-street parking for multiple vehicles is a genuine rarity around here. Add in canal walks on your doorstep, and The Brook Primary School close by, and you have a home that works brilliantly for first-time buyers, couples or anyone looking to downsize without compromising on space. With no onward chain, there is nothing standing in your way. Get in touch today and let us show you around.

Details:

Porch

Lounge 14'9" x 12'6" (4.5m x 3.8m)

Kitchen/Diner 8'4" x 12'6" (2.54m x 3.8m)

Landing

Bedroom One 8'3" x 12'6" (2.51m x 3.8m)

Bedroom Two 6'7" x 12'6" (2m x 3.8m) Both Max

Bathroom 7'5" x 6' (2.26m x 1.83m)

EPC Rating: To be confirmed

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 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?

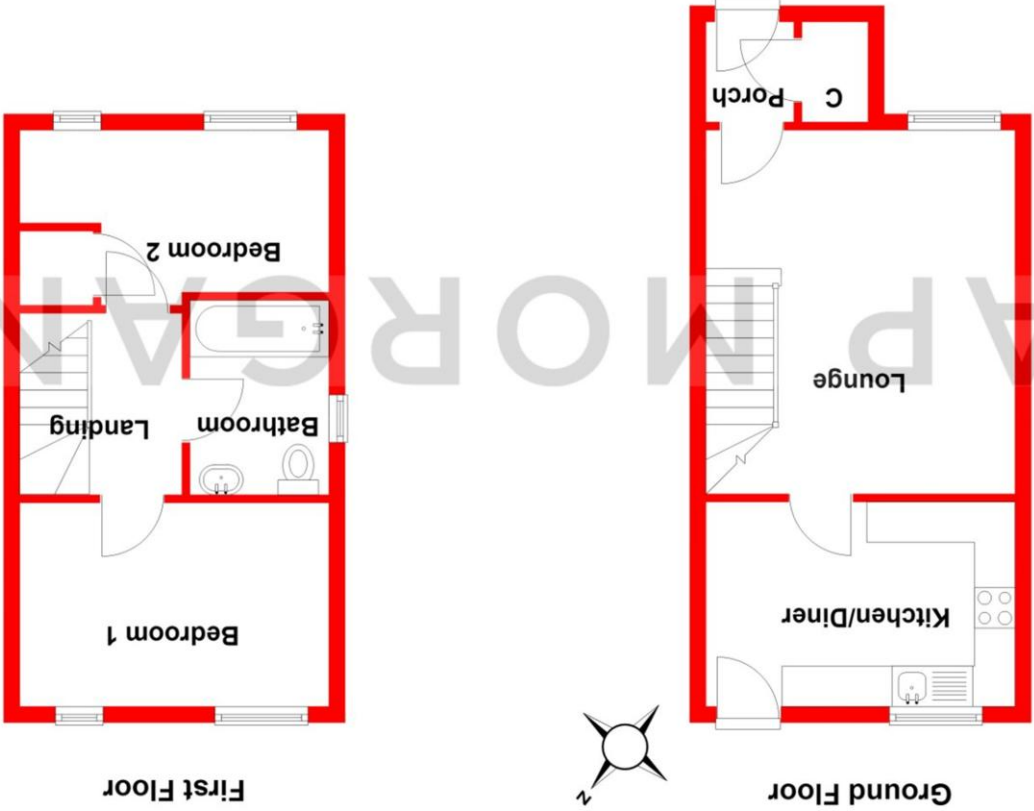
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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. 57.2 sq. metres (615.3 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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