



AP MORGAN

Balmoral Road, Wordsley
Asking Price £280,000

Features:

- Two double bedrooms and one single bedroom
- Spacious lounge with front bay window and feature wood panelling
- Updated kitchen/dining room with ample counter space and extra storage
- Separate dining room with space for a large table and chairs
- Family shower room
- Ground floor WC
- Paved patio and lowered, low-maintenance lawn
- Private garden with lovely outlook, ideal for barbecues and outdoor dining
- Front lean-to offering substantial covered storage
- Parking for multiple vehicles
- Fibre broadband connected
- Excellent local schools nearby, including specialist provision for deaf children
- Close to canal towpath walks and Stourbridge town centre
- Easy access to the A449, north and south

Description:

A garden view that stops you in your tracks, and neighbours who feel like family. Some homes just get it right.

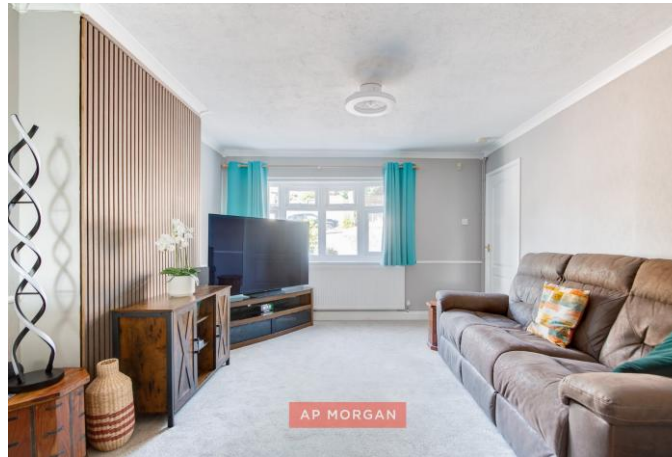
Tucked away in Wordsley, this well-loved semi-detached family home offers two double bedrooms, a single bedroom, and a shower room, all set within easy reach of the Stourbridge canal towpath and the everyday essentials that make life simple. The current owners have poured care into every corner, from an updated kitchen with extra storage to a new shower room, and the result is a home that is ready to be lived in from day one. With a private, peaceful outlook that has never lost its charm, this is a property that quietly does everything right.

We asked them what made them buy it...

"It was the view. Fireworks night is a treat, we can watch in comfort from inside our house. It has so much space and storage, and the office space has been brilliant for working from home. We loved the privacy too, being so close to the canal footpaths. It's about a twenty minute walk into Stourbridge along the towpath, and there are some really good pubs nearby. Even now, after all this time, it's the views and the peacefulness that we have never stopped loving."

What about the house itself?

"We enjoy breakfast on the patio, a safe place for our grandchildren to play. The views that change with the



season. Sunrises in the home office and a cosy lounge to relax in which stays cool in the summer too."

Our agents say...

This is a home that has clearly been cared for, and it shows. The kitchen and dining space has been thoughtfully updated with plenty of counter space, and there is a separate dining room with room for a proper family table. A ground floor WC adds everyday convenience, while the front lean-to offers genuinely useful covered storage, ideal for bikes, tools, or anything else you would rather keep out of the weather. Outside, the paved patio and lowered lawn give you a manageable, ready-to-enjoy garden, perfect for barbecues or simply sitting out with a coffee. Parking for multiple vehicles and fibre broadband are the kind of practical extras that make daily life easier, and the location speaks for itself, minutes from the A449, close to well-regarded local schools including a specialist provision for hearing-impaired children, and just a short walk from King George Park. This one is perfect for a young family looking to put down roots. Get in touch today and let us show you around.

Details:
Hall

Living Room 21'11" x 11'11" (6.68m x 3.63m) Both Max

Kitchen 12'11" x 7'3" (3.94m x 2.2m) Both Max

Dining Room 13' x 7'5" (3.96m x 2.26m)

Hall

Ground Floor WC 8' x 3'7" (2.44m x 1.1m)

Lean-To 23'3" x 8'10" (7.09m x 2.7m)

Landing

Bedroom One 11'4" x 9'5" (3.45m x 2.87m) Both Max

Bedroom Two 10'4" x 9'3" (3.15m x 2.82m) Both Max

Bedroom Three 8'2" x 6'8" (2.5m x 2.03m)

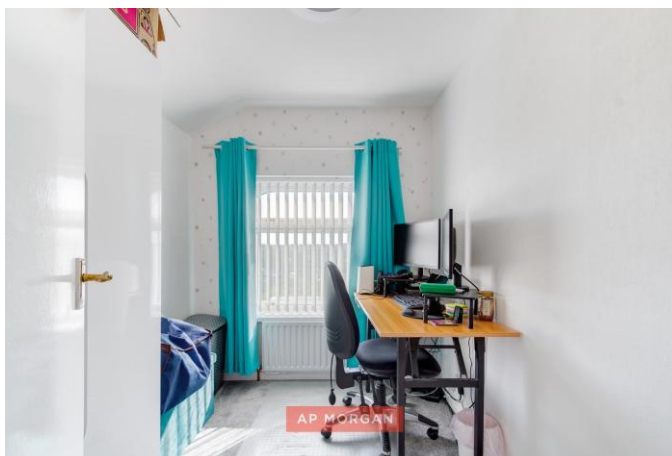
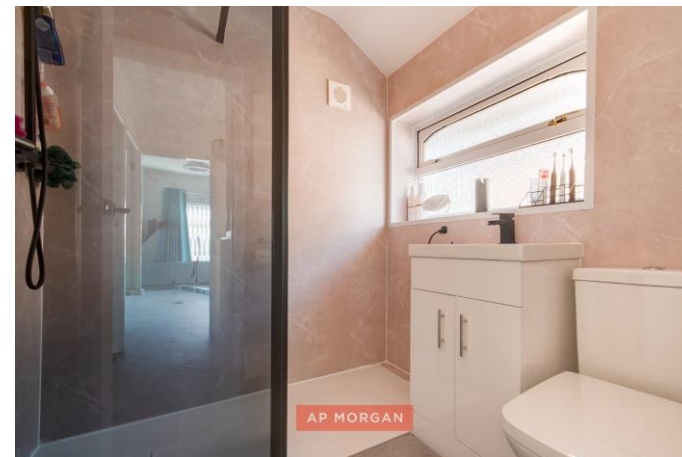
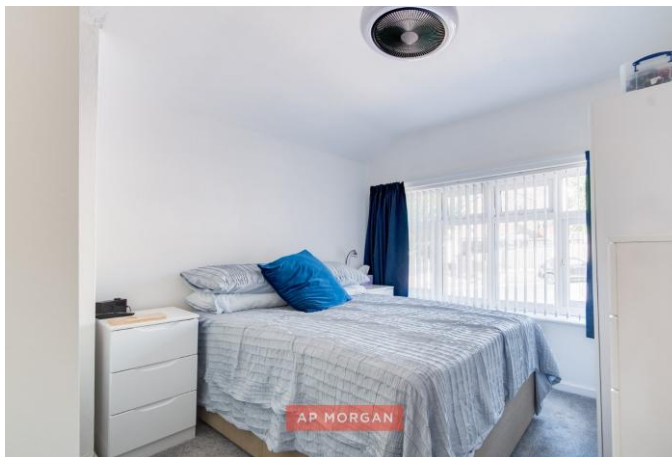
Shower Room 5'10" x 5'10" (1.78m x 1.78m)

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 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?

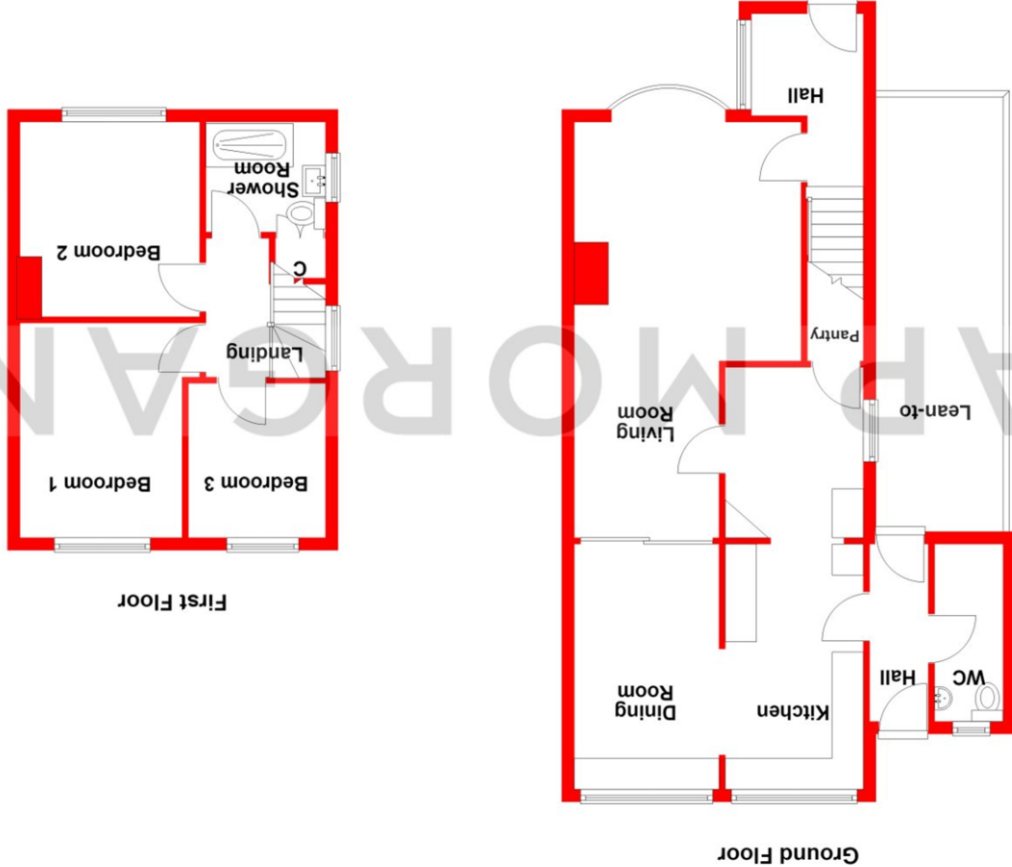
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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. 90.3 sq. metres (972.1 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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