

AP MORGAN



Birkdale Close, Stourbridge
Asking Price £700,000

Features:

- Four-bedroom detached family home in a quiet cul-de-sac setting
- En-suite shower room to bedroom one, plus a separate family shower room
- Ground floor WC
- Spacious sitting room with bay window and electric fireplace
- Well-appointed kitchen/dining room with range cooker and integrated appliances
- Light-filled garden room with bifold doors on two sides and skylight
- Separate utility room with additional counter space and plumbing for appliances
- Converted garage office, ideal for working from home
- Driveway parking for up to four cars, plus additional on-road parking
- Generous rear garden with decked and paved patio areas, plus lawn
- New boiler and kitchen fitted in 2019
- Orangery extension completed in 2020
- Close to Mary Stevens Park, with playground, coffee shop, and playing fields

Description:

Some houses are just for living in. This one is for growing up in.

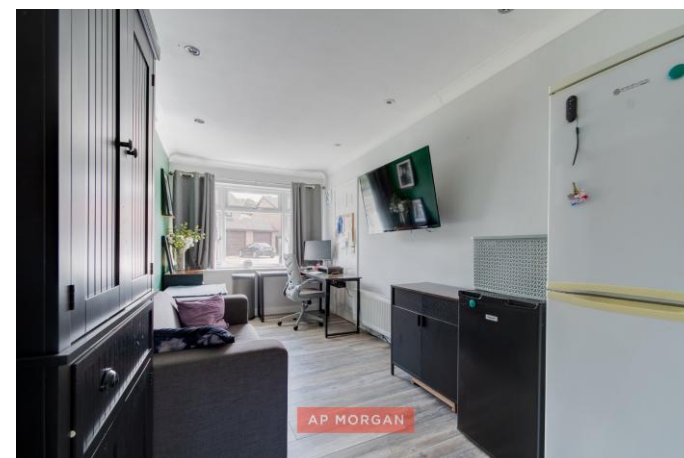
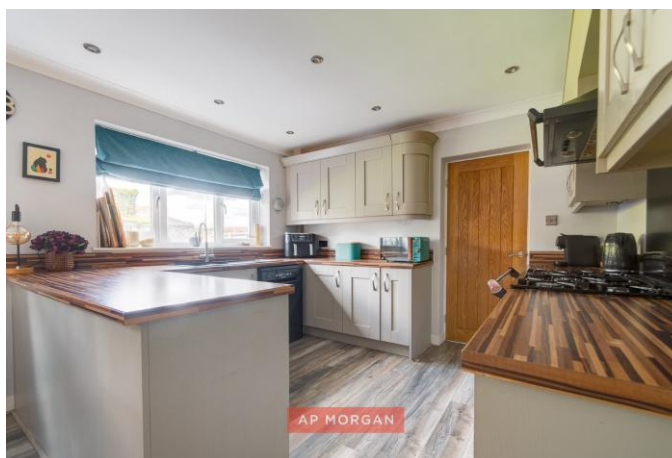
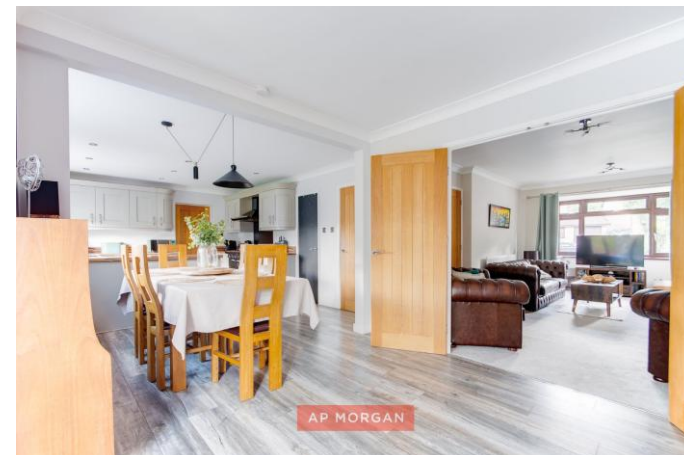
Set in a quiet cul-de-sac in Stourbridge, this four-bedroom detached home sits on a generous plot close to Mary Stevens Park. Inside you will find a sitting room with a bay window and cosy electric fireplace, a spacious kitchen/dining room with a range cooker and integrated appliances, and a light-filled garden room with bifold doors on two sides opening straight onto the garden. There is also a study, perfect for working from home, a separate utility room, garage, a downstairs WC, and four generous double bedrooms upstairs, a family bathroom, with one bedroom sporting an en-suite.

We asked them what made them buy it...

"It felt loved and well cared for but also had so much potential for our growing family. Driving down Melrose on the approach to the house and seeing how well cared for all the houses and gardens were, we knew straight away this was somewhere special. The area is what we have never stopped loving. It's how quiet it is, and how lovely the neighbours are. There's a real sense of community here. People check the house if the alarm goes off, and we always find our bins put back when we get home from work. Mary Stevens Park has been brilliant too, with a great playground and coffee shop, and it's so handy having the playing field opposite for taking the dog out."

What about the house itself?

"The kitchen is the heart of this home. We also love having the separate, dedicated office space so we can close the door on work at the end of the day. The garage had been converted into a storeroom before we moved in, so we added heat and a window to turn it into a proper office. We extended the kitchen with a modern garden room with skylighting and biford doors, modernised the bathroom, and fitted a new Shaker-style kitchen in 2019, alongside a new boiler that year too. People always comment on the natural



light in the kitchen when they visit. And in the garden, you can get a massive washing line right across it. We love that! It's been all BBQs, paddling pools and entertaining out there over the years. We loved watching the kids play and ride their bikes in the cul-de-sac when they were little. This home really is perfect for a young family."

Our agents say...

The garden room is the standout for us. Two sets of bifold doors and a skylight mean it floods with light and blurs the line between indoors and out, ideal for a Sunday morning coffee or hosting the whole family in summer. The kitchen/dining room is the true heart of the house, well proportioned and beautifully lit, with plenty of room for a large table and all the trimmings of family life. Practically speaking, this home has been thought through properly too. The drive comfortably takes multiple cars with further parking available on the road, and the dedicated utility and office spaces mean the main living areas stay clutter-free. With a new boiler and kitchen fitted in 2019 and the garden room extension completed in 2020, this is a home that has been cared for and improved with real intention. Add in four generous bedrooms, an en-suite, and that unbeatable cul-de-sac setting near Mary Stevens Park, and you have a family home that ticks every box. Get in touch today and let us show you round.

Details:

Entrance Hall

Living Room 16' x 11'9" (4.88m x 3.58m) Both Max

Kitchen/Dining Room 11'3" x 28'6" (3.43m x 8.69m) Both Max

Utility Room 11'1" x 7'6" (3.38m x 2.29m) Both Max

Office 16'4" x 7'7" (4.98m x 2.3m)

Garage 16'6" x 9'2" (5.03m x 2.8m)

Garden Room 12'8" x 10'1" (3.86m x 3.07m)

Ground Floor WC 4'11" x 2'11" (1.5m x 0.9m)

Landing

Bedroom One 16' x 13'1" (4.88m x 4m)

En-suite Shower Room 5'9" x 8'1" (1.75m x 2.46m) Both Max

Bedroom Two 9'4" x 10'3" (2.84m x 3.12m)

Bedroom Three 10'8" x 8'6" (3.25m x 2.6m)

Bedroom Four 8'11" x 8'6" (2.72m x 2.6m)

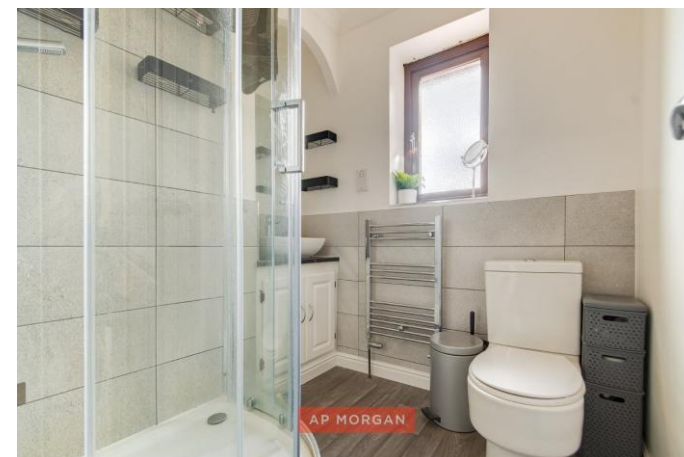
Shower Room 6'1" x 7'2" (1.85m x 2.18m)

EPC Rating: C

Council Tax Band: F (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.

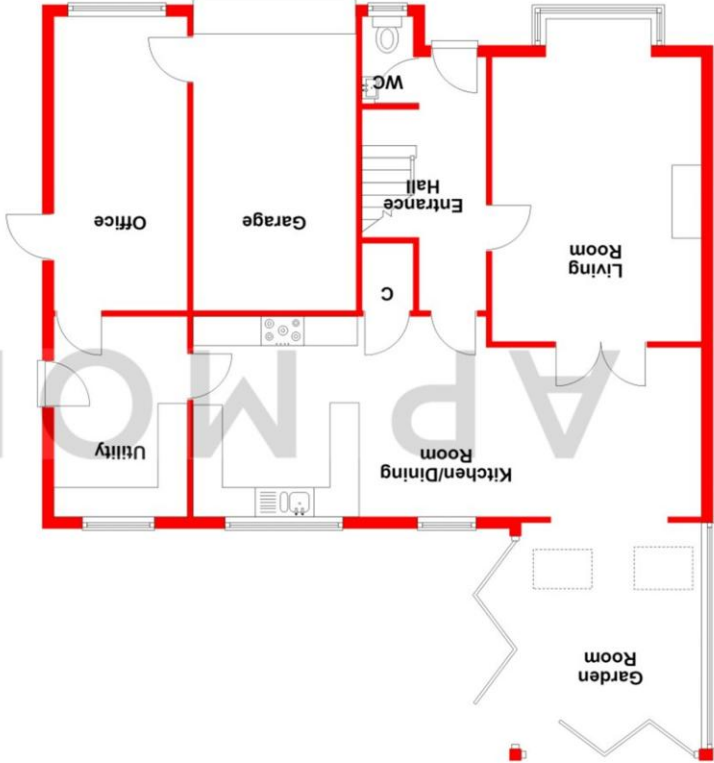
Need a solicitor?

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.

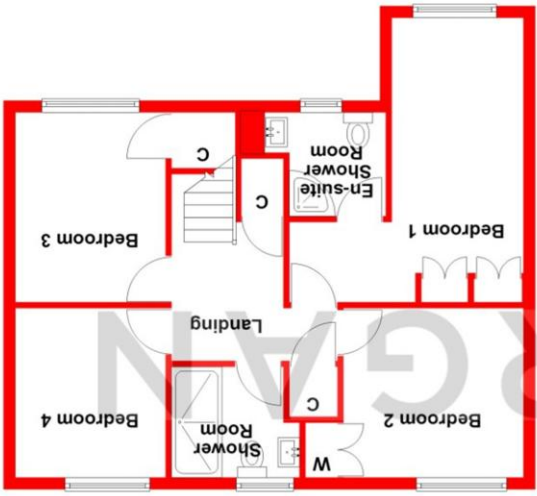
Identity Checks

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.

Ground Floor



First Floor



Total area: approx. 161.6 sq. metres (1739.9 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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