

**AP MORGAN**



**Hazel Grove, Stourbridge, West Midlands**  
Offers in excess of £350,000

**Features:**

- Two bedroom bungalow
- Renovated throughout
- Far reaching views
- Close to countryside walks
- Garage
- Garden
- Off road parking for multiple vehicles
- EPC-TBC

**Description:**

Introducing this renovated two-bedroom bungalow situated in a quiet road, offering far reaching views of the surrounding areas.

Inside the property, you will find two generously proportioned double bedrooms. The master bedroom is equipped with fitted wardrobes, while the second bedroom features French doors that open onto the rear garden. The shower room boasts a spacious corner shower cubicle. The dining room provides access to the covered hallway, which, in turn, offers a pathway to the rear garden. The dining room seamlessly connects to the kitchen, creating an open-plan ambience, with the fitted kitchen featuring integrated appliances. The spacious lounge is furnished with an electric fireplace.

To the front of the property, there is a substantial driveway with ample space for multiple vehicles, leading to the sizeable garage and the enclosed rear garden.

The property is enveloped by picturesque views, with numerous countryside walks available nearby at Three Fields, Ridgewood Woods, Bunkers Hill, and Gibbet Wood. Additionally, it is conveniently located near Stourbridge town centre, offering a wealth of local amenities and excellent transportation links to Birmingham.



**Details:**

**Entrance Hall**

**Master Bedroom** 11'10" x 11'11" (3.6m x 3.63m)

**Bedroom Two** 12' x 9'11" (3.66m x 3.02m)

**Shower Room** 6'9" x 7'9" (2.06m x 2.36m)

**Dining Room** 11'4" x 8'8" (3.45m x 2.64m)

**Kitchen** 14'4" x 8'8" (4.37m x 2.64m)

**Lounge** 15'10" x 13'1" (4.83m x 4m)

**Garage** 20' x 9'1" (6.1m x 2.77m)



**EPC Rating:** To be confirmed

**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](http://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.

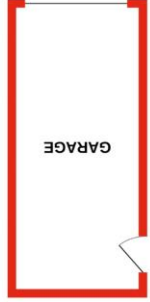
### Need a solicitor?

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.

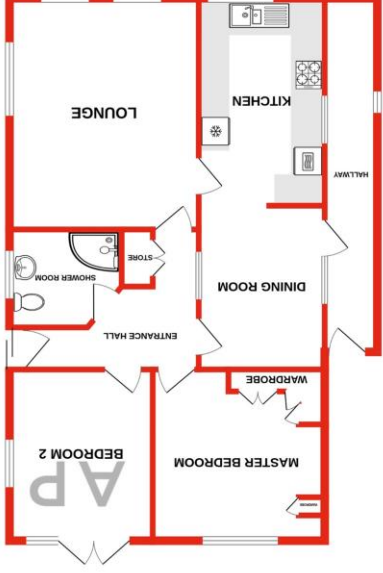
### Need a removal company and storage?

A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.

GROUND FLOOR  
1085 sq.ft. (100.8 sq.m.) approx.



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