

AP MORGAN



Hodge Hill Avenue, Stourbridge
£1,200 per month

Features:

- Three double & one single bedrooms.
- Generous lounge.
- Spacious kitchen/diner.
- Ground floor extension with disabled access.
- Ground floor en-suite shower room.
- Family bathroom
- Off street parking
- Expansive low maintenance rear garden.
- Plenty of storage.

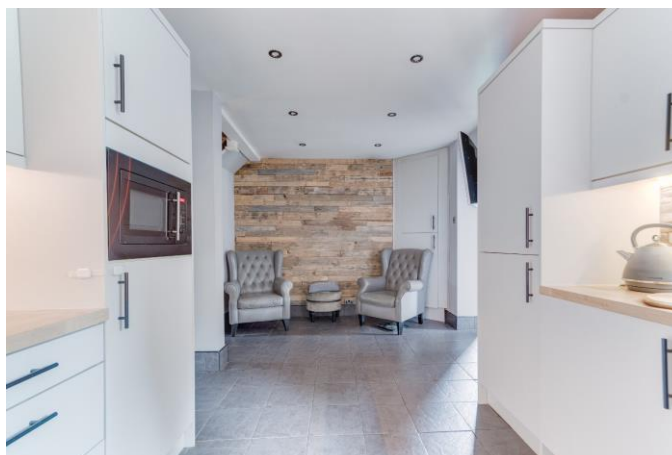
Description:

This four-bedroom, semi-detached house presents a generous lounge, spacious kitchen/diner, a ground floor bedroom and ensuite shower room with disabled access, a family bathroom, off street parking and an expansive low maintenance rear garden.

Approaching the property, there is a tarmac drive giving space for parking multiple vehicles allowing front access and rear access via the side gate.

Entering to the hall the generous lounge is immediately accessible giving space for multiple suites and other freestanding furniture. The spacious kitchen/diner gives plenty of counterspace with an integral sink, microwave, fridge, freezer and dishwasher, with additional space/plumbing for freestanding appliances. The diner area allows for a dining table and chairs with Bedroom Four accessed through a rear hall. Bedroom Four is a large double with views to the rear aspect and an ensuite shower room presenting a washbasin, WC and shower area. The bedroom and ensuite are adapted for individuals with reduced mobility allowing for unhindered wheelchair access.

Ascending to the first floor, the landing presents Bedroom One, a large double looking to the front aspect with space for freestanding furniture. Bedroom Two is also a large double looking to the rear. Bedroom Three is a large single with an integral wardrobe and the family bathroom presents a washbasin, WC and bath.



The rear garden is accessed via ramps along the sides of the property allowing easy access for individuals with reduced mobility. The garden opens to a paved patio encapsulating an artificial lawn with multiple outbuildings accessible for storage. The garden continues to a separate rear patio area allowing for additional storage or outdoor furniture.

The property is approximately 2.6 miles from Stourbridge Town Centre and is situated within a short drive to schools, supermarkets, shops and restaurants while being in the vicinity for multiple parks. The property also allows for easy access to the M5 motorway and local stations.

Details:

Hall

Lounge 10'10" x 12'11" (3.3m x 3.94m)

Kitchen/Diner 9'6" x 19'3" (2.9m x 5.87m)

Hall

Bedroom Four 10'4" x 12'2" (3.15m x 3.7m)

Ensuite Shower Room 6'7" x 5'10" (2m x 1.78m)

Landing

Bedroom One 11'1" x 12'8" (3.38m x 3.86m) Both Max

Bedroom Two 9'6" x 12'11" (2.9m x 3.94m)

Bedroom Three 8'2" x 9'3" (2.5m x 2.82m) Both Max

Bathroom 5'6" x 6' (1.68m x 1.83m)

EPC Rating: To be confirmed

Council Tax Band: B (tbc by solicitors).

Tenure: To be advised (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.



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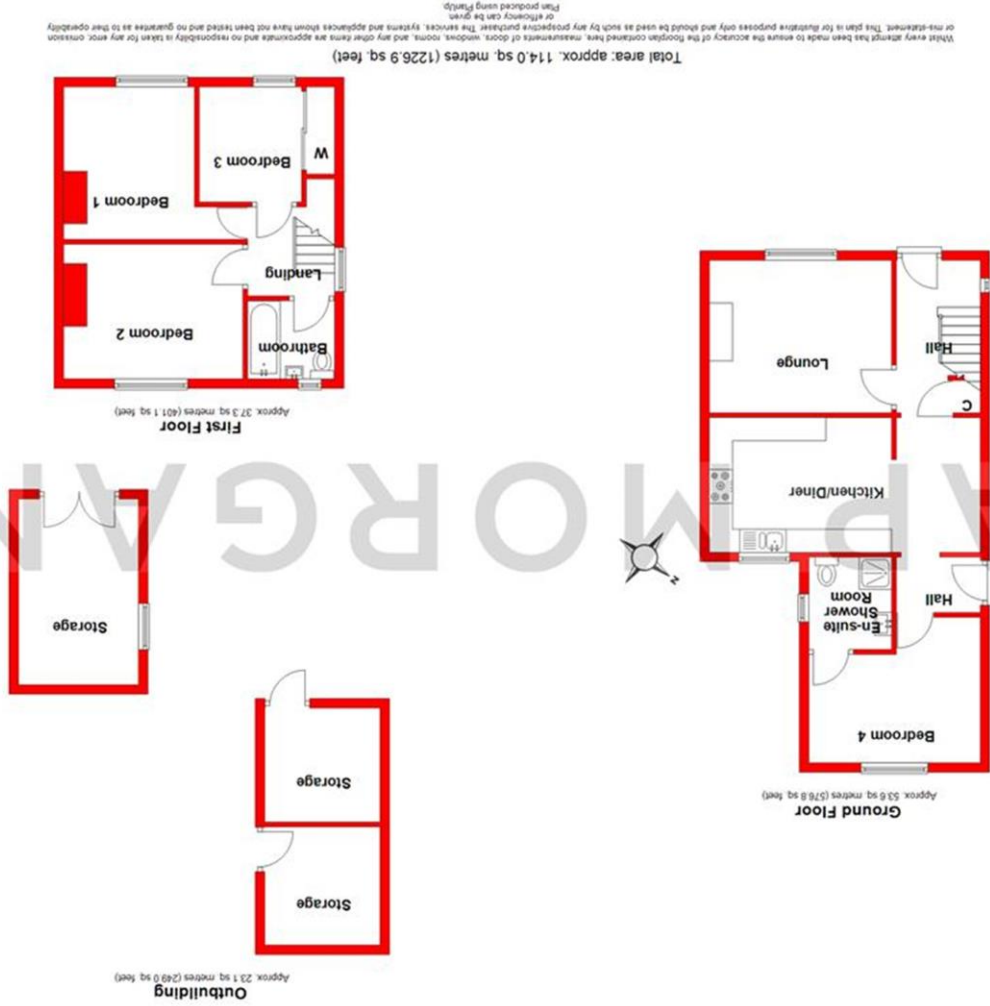
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