

AP MORGAN



Gauden Road, Stourbridge, West Midlands
Offers in the region of £220,000

Features:

- A great sized semi-detached property
- Two reception rooms
- Three fantastic sized bedrooms
- Kitchen with ample worktop and cupboard space
- Ground floor wet room and first floor bathroom
- Generous rear garden
- Driveway and garage parking
- EPC - TBC

Description:

A great sized, three bedroom semi-detached property situated in a convenient location of Wollescote, Stourbridge.

Entering into a welcoming initial entrance hallway, the property briefly comprises: Front lounge with flame effect electric fireplace, rear reception room with gas fireplace, kitchen with ample worktop and cupboard space to include a large under-stairs storage cupboard, rear lobby with garden access, ground-floor wet room with electric shower, three fantastic sized bedrooms, two of which are doubles with the third being a good sized single, and a family bathroom complete with WC, wash basin and bathtub with electric shower over.

To the front of the property is a driveway leading to the garage with newly fitted up-and-over door, and front lawn. To the rear is a generous garden, mostly laid to lawn with an initial paved patio area.

Situated in a convenient location of Wollescote, Stourbridge, the property benefits from excellent local schooling and amenities with a further wide range of shops, restaurants and supermarkets nearby in Stourbridge town centre.



Details:

Entrance Hall

Lounge 8'10" x 13'9" (2.7m x 4.2m)

Reception Room 10'3" x 10'8" (3.12m x 3.25m)

Kitchen 11'10" x 9'10" (3.6m x 3m)

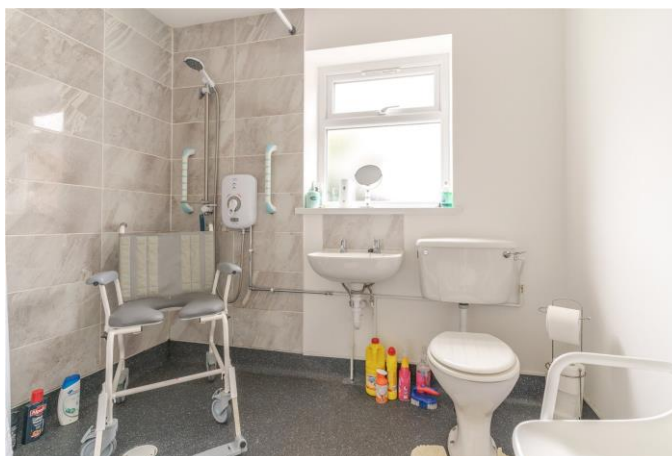
Wet Room 9'5" x 8'2" (2.87m x 2.5m)

Bedroom One 10'11" x 12'3" (3.33m x 3.73m)

Bedroom Two 10'5" x 12'7" (3.18m x 3.84m)

Bedroom Three 10'11" (3.33) x 7'8" (2.34) (Both Max)

Bathroom 5'6" x 7'6" (1.68m x 2.29m)



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?

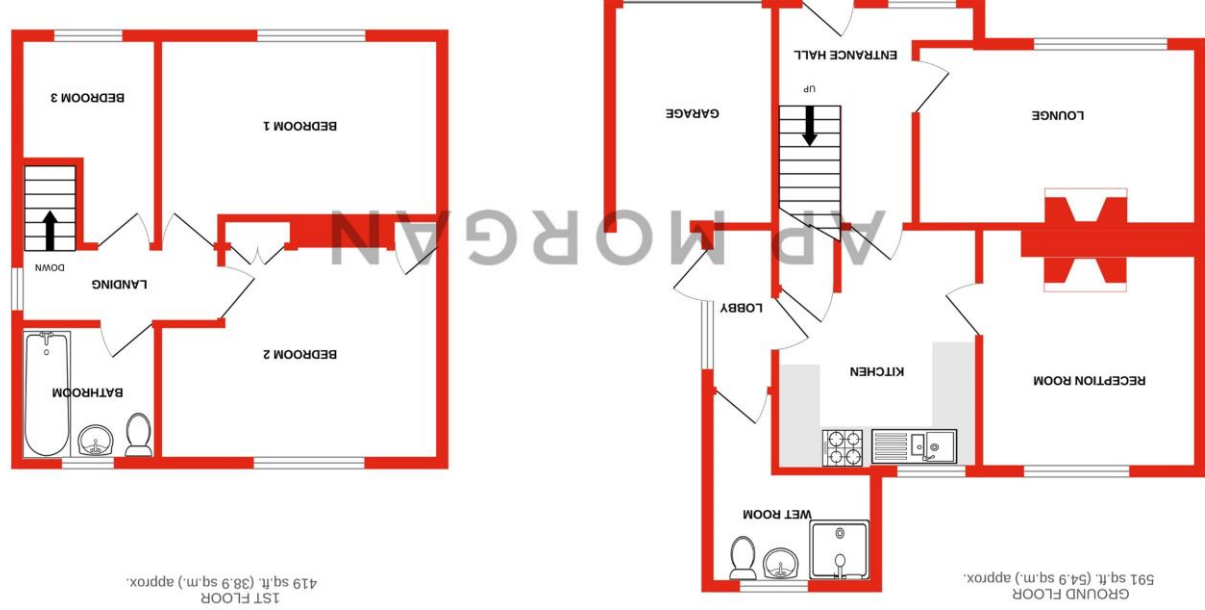
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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, to arrange a survey.



TOTAL FLOOR AREA: 1010 sq.ft. (93.8 sq.m.) approx.
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.
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