

**AP MORGAN**

**FOR SALE**  
**AP MORGAN**  
01384 319400  
apmorgan.co.uk

**Morning Pines, Stourbridge, West Midlands**  
Offers in excess of £300,000

### Features:

- NO ONWARD CHAIN
- A fantastic detached bungalow
- Two double bedrooms
- Spacious internal layout
- Beautiful gardens
- Quiet cul-de-sac location
- Close to Stourbridge town centre
- EPC - D

### Description:

A fantastic opportunity to acquire this two-bedroom, detached bungalow situated in a sought-after cul-de-sac location of Norton, Stourbridge, offered with NO ONWARD CHAIN.

Entering into a welcoming entrance hallway, the property briefly comprises: Spacious lounge/diner with gas effect electric fireplace, kitchen with ample worktop and cupboard space, complete with inset oven, four ring gas hob and extractor hood, with space/plumbing for free-standing white goods, bright and airy conservatory, family shower room with low-level WC, wash basin, walk-in corner shower cubicle with mixer shower, and airing cupboard housing a modern Worcester combi boiler, separate WC with hand wash basin, and two fantastic sized double bedrooms, one of which offers a canted bay window with the other having built-in wardrobe units.

To the front of the property is a pleasant front lawn, driveway, carport and garage, and to the rear is a well maintained, beautifully landscaped rear garden, mostly laid to lawn with an initial paved patio area and timber storage shed.

Further benefits include:

- Gas fired central heating
- Double glazing throughout
- A garage with fitted electrical sockets, lighting and water tap
- Part boarded loft with fitted ladder
- External garden water tap
- Gated access on both sides to rear of property
- Potential to extend to side of property (subject to planning permission)



Situated in a sought-after and quiet cul-de-sac location of Norton, Stourbridge, the property benefits from excellent local schooling and amenities, with a further wide range of shops, restaurants, pubs and supermarkets nearby in Stourbridge town centre.

**Details:**

**Entrance Hallway with WC, Storage Cupboard and Loft Access**

**Lounge/Diner 17'2" x 11'8" (5.23m x 3.56m)**

**Kitchen 11'4" x 7'9" (3.45m x 2.36m)**

**Bedroom One 12'3" x 10'2" (3.73m x 3.1m)**

**Bedroom Two 12'3" x 9'2" (3.73m x 2.8m)**

**Shower Room 5'9" x 5'4" (1.75m x 1.63m)**

**Conservatory 6'1" x 7'9" (1.85m x 2.36m)**



**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?

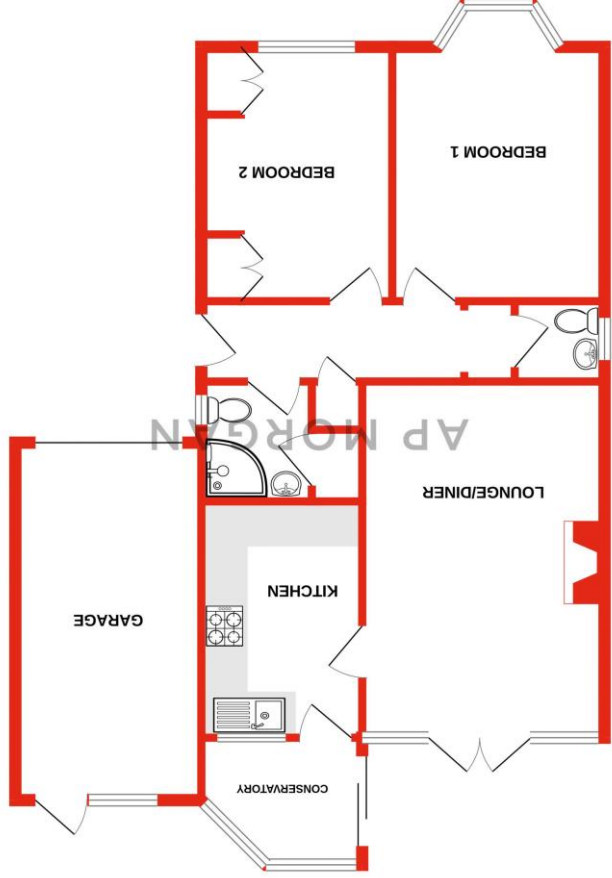
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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  
842 sq.ft. (78.2 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 misstatement. 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 is given as to their operability or efficiency.

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