

AP MORGAN



Gilbanks Road, Stourbridge, West Midlands
Offers in excess of £300,000

Features:

- Three Bedroom semi - detached
- Period property
- Downstairs wet-room
- Fitted kitchen with feature slate flooring
- Large enclosed garden
- Sought after area of Wollaston
- Quiet cul de sac
- EPC - D

Description:

This spacious three-bedroom semi-detached house is located in a tranquil cul-de-sac within the highly desirable area of Wollaston. With its abundance of charming period features, including a cast iron fireplace and inviting walk-in bay windows, this property presents an excellent opportunity for a wonderful family home that can be personalised and tailored to your preferences.

Upon entering the property, you are greeted by a cosy lounge adorned with a cast iron fireplace and plantation style shutters on the walk-in bay window. The kitchen, accessed through elegant wooden folding doors, offers a generously sized space with a slate flooring and integrated oven. Additionally, there is a convenient utility room with access to the front of the property. The ground floor also features a spacious separate dining room and a practical wet room.

Upstairs, you will find three bedrooms, two of which are generously proportioned doubles. The master bedroom boasts a walk-in bay window and ample storage space within the fitted wardrobes. The family bathroom is equipped with an over-the-bath shower, providing convenience and functionality.

Outside, the rear garden presents a serene atmosphere with a substantial paved area featuring a tranquil feature pond and comfortable seating under a delightful pergola. There is also a spacious lawned area, and towards the back of the garden, you will find an additional paved section currently utilised for garden sheds. The front of the property offers a driveway with parking space for two vehicles, accompanied by a well-maintained lawned area.

Wollaston is a highly sought-after area located just outside Stourbridge, providing convenient access to local shops, schools, and excellent transport links via the nearby M5, connecting you to Birmingham and Worcester.



Details:

Entrance Hall

Lounge 14'10" x 11'5" (4.52m x 3.48m)

Kitchen 10' x 11'4" (3.05m x 3.45m)

Utility room 7'1" x 6'8" (2.16m x 2.03m)

Dining Room 11' x 13' (3.35m x 3.96m)

Wet room 7'2" x 6'8" (2.18m x 2.03m)

First Floor Landing

Master bedroom 13' (3.96) into bay x 9' (2.74) to front of wardrobes

Bedroom Two 10'5" x 11'5" (3.18m x 3.48m)

Bedroom Three 8'2" x 6'1" (2.5m x 1.85m)

Bathroom 6' x 5'5" (1.83m x 1.65m)



EPC Rating: D

Council Tax Band: C (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.

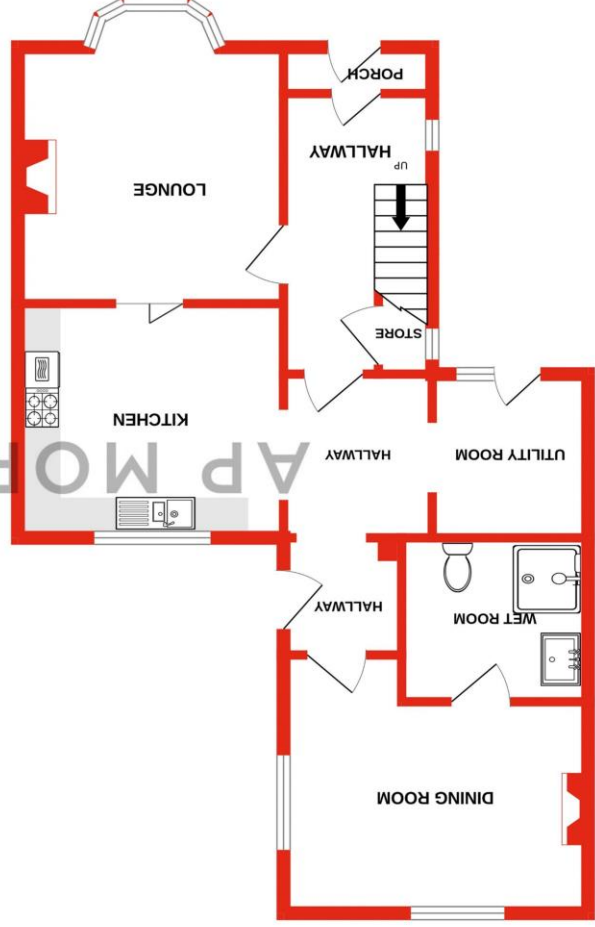
Need a solicitor?

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.

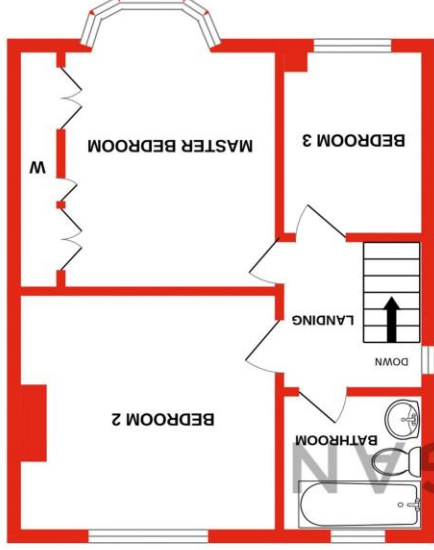
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A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals 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.

GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA: 993 sq.ft. (92.3 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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