

**AP MORGAN**



**Grange Lane, Stourbridge, West Midlands**  
Asking Price £250,000



### Features:

- No Onward Chain
- Three bedroom semi detached
- Fantastic renovation project
- Open plan kitchen/diner
- Sought after area
- Spacious driveway
- Garage
- EPC - TBC

### Description:

\*\*\*No Onward Chain\*\*\*

Presenting a charming three-bedroom semi-detached home situated in the highly sought-after area of Pedmore. This property boasts a well-maintained front garden with a driveway capable of accommodating multiple cars, along with convenient access to the garage, (which is in need of repair).

Upon entering, you are greeted by an inviting entrance hall, complete with a practical downstairs W/C. The ground floor comprises a cosy lounge with a sliding door opening to the rear of the property, allowing natural light to flood the space. Additionally, there is an elegant reception room featuring a bay window and a gas fireplace, adding to its warm ambiance. The open-plan kitchen/diner at the back of the property offers ample room for free-standing appliances and provides easy access to the garden.

Heading upstairs, the first-floor landing leads to two spacious double bedrooms, each thoughtfully designed with integrated wardrobe space. The third bedroom is a snug single room, perfect for various uses. The well-appointed bathroom on this floor features an electric shower over a bath, a WC, and a sink.

The rear of the property boasts an initial patio area, ideal for outdoor relaxation, and a generous lawn space, offering plenty of possibilities for outdoor activities.

Conveniently located close to the popular Stevens Park, as well as being within easy reach of Stourbridge junction and town centre, this home enjoys a central position with access to numerous amenities. Additionally, the property is in proximity to excellent local schools, making it an ideal choice for families.

With the added benefit of being chain-free, this delightful semi-detached home presents a fantastic opportunity for prospective buyers looking for a comfortable and well-situated residence.





**Details:**

**Entrance Porch**

**Entrance Hall**

**Reception Room** 12'7" (3.84) into bay x 11' (3.35)

**Lounge** 13' x 11' (3.96m x 3.35m)

**W/C**

**Kitchen/Diner** 22'11" x 8'10" (6.99m x 2.7m)

**Garage** 25' x 8'5" (7.62m x 2.57m)

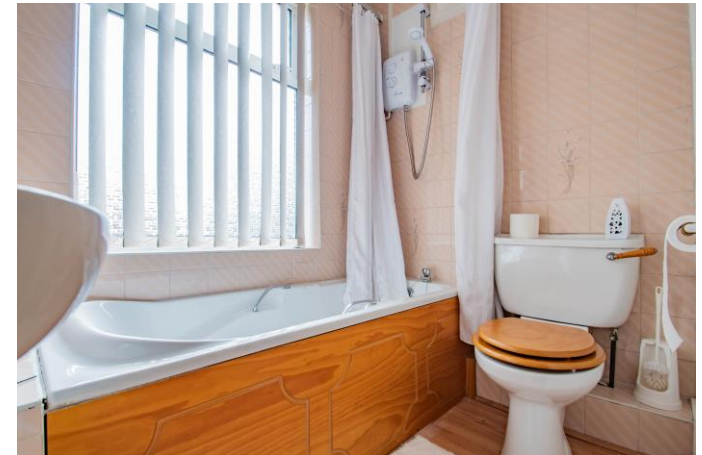
**First Floor Landing**

**Master Bedroom** 12'10" (3.9) x 9'11" (3.02) to front of wardrobes

**Bedroom Two** 11'4" x 11'8" (3.45m x 3.56m)

**Bedroom Three** 9'4" (2.84) x 6' (1.83) to front of wardrobe

**Bathroom** 6'10" x 6'10" (2.08m x 2.08m)



**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](http://www.wisermortgageadvice.co.uk)

### Property to sell?

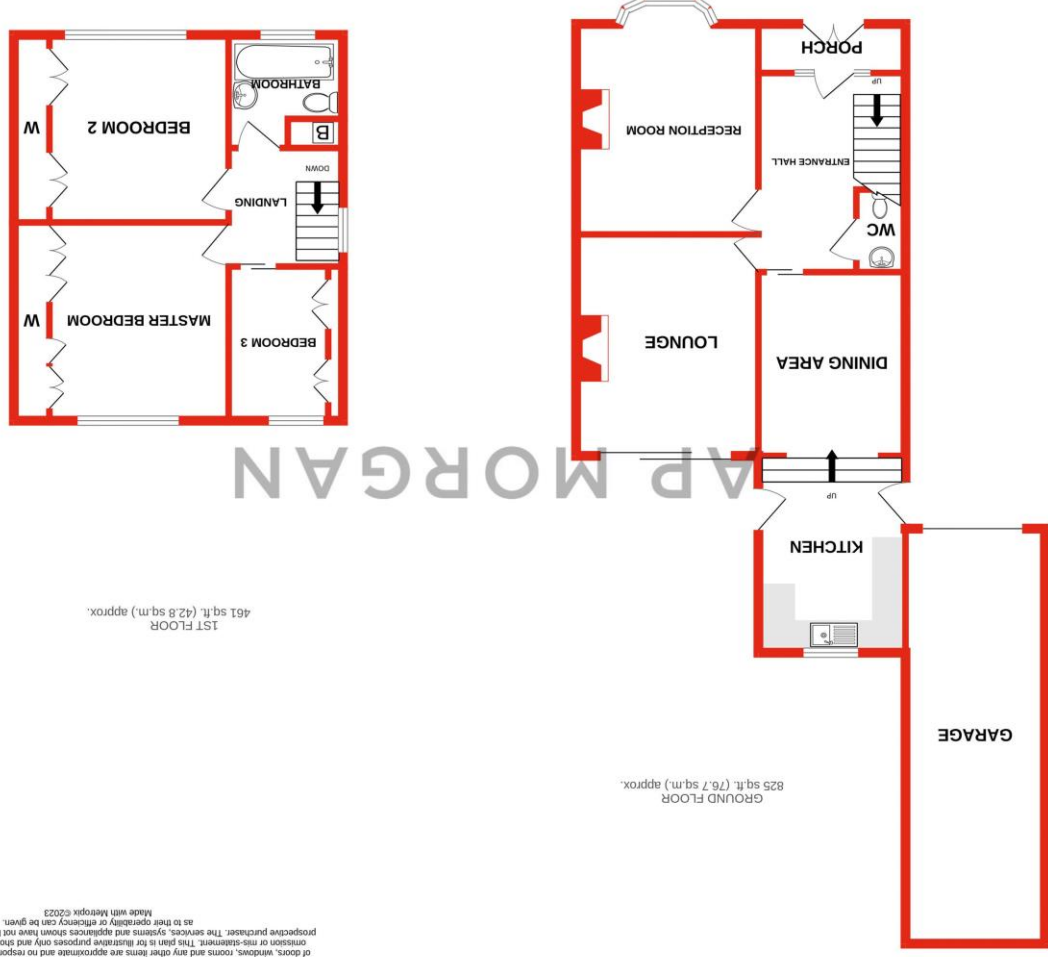
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



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