

AP MORGAN



Cobden Street, Stourbridge, West
Offers in excess of £230,000

Features:

- Two double bedroom terrace
- Period property
- Spacious lounge/diner
- Sought after location
- Cellar
- Summerhouse
- Large private garden
- EPC - D

Description:

Presenting an exquisite period terraced residence boasting two spacious double bedrooms, accompanied by modern amenities such as a new boiler and upgraded wiring throughout. Nestled in the highly sought-after Wollaston locale, this charming abode offers convenient access to exceptional schools and a variety of amenities.

Upon entry, you'll be greeted by a generously proportioned lounge/dining area, featuring a captivating fireplace as its centrepiece. This space seamlessly connects to a well-lit cellar, complete with functional lighting and power outlets. A set of French doors beckons you towards the garden, perfectly merging indoor and outdoor living.

The contemporary galley kitchen is thoughtfully designed and features integrated appliances such as fridge freezer and washer dryer, while also providing access to a convenient shower room. Ascending the staircase, you'll find two generously sized double bedrooms that offer ample comfort and tranquillity.

Outside, the property presents on-street parking along with the added convenience of free parking across the road. The rear of the residence unveils a deceptively spacious garden adorned with charming ponds, as well as areas paved and gravelled for aesthetic appeal. A side gate leads to an alleyway, affording easy access to the front of the property. At the far end of the garden, a delightful decked area plays host to a versatile summerhouse, currently serving as a home bar and brimming with potential.

Positioned ideally, the property enjoys proximity to an array of pubs, shops, and restaurants, including an Aldi Supermarket. Both primary and secondary schools are within walking distance, simplifying the daily routine. The management of sewerage by Severn Trent adds to the ease of maintenance, enhancing the overall appeal of this exceptional residence.



Details:

Lounge/Diner 22'1" x 12'11" (6.73m x 3.94m)

Kitchen 11' x 6' (3.35m x 1.83m)

Bathroom 5'9" x 6' (1.75m x 1.83m)

Cellar 15' x 7' (4.57m x 2.13m)

Master bedroom 12'2" x 10'2" (3.7m x 3.1m)

Bedroom Two 9'6" x 13' (2.9m x 3.96m)

Summerhouse 7'7" x 9'5" (2.3m x 2.87m)



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.



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Need a solicitor?

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TOTAL FLOOR AREA : 788 sq. ft. (70.4 sq.m.) approx.

