



AP MORGAN

**Clifton Street, Stourbridge**  
Offers in the region of £395,000



**Features:**

- Three double bedrooms
- Spacious lounge/kitchen/diner
- Generous study
- Recently renovated utility
- Storage room
- Large garage
- Expansive rear garden
- Off street parking

**Description:**

A beautifully extended and refurbished three-bedroom semi-detached home, well positioned in Stourbridge. Offering a versatile, open plan layout, with a spacious lounge/kitchen/diner, a generous study, a utility room and storage room, large garage, a ground floor WC, three double bedrooms and swift access to local amenities.

To the front of the house is a paved driveway with parking for multiple vehicles with brick-built boundaries. There is front access to the property and the garage.

The ground floor accommodation comprises: A welcoming entrance hall with plenty of space for removing outdoor clothing/footwear, there is immediate access to the spacious lounge/kitchen/diner, there is space for multiple suites and additional freestanding furniture alongside a solid fuel fireplace, a large diner area with a table and chairs which is bright and illuminated from sky lighting and full length bi-folding patio doors which promote indoor/outdoor living. The fitted kitchen gives ample counter space with an integral double oven, gas hob, sink, fridge/freezer. The generous study presents space for an office setup and features a bay window looking to the front. There is access to a recently refurbished utility which hosts counterspace and plumbing for freestanding appliances, this adjoins a storage room leading to the rear and a garage which spans a large portion of the property. The ground floor is completed by a WC.

The first-floor landing establishes: Bedroom one which is an ample double with integral storage looking to the front, Bedroom two is also a large double with integral storage, Bedroom Three is the final double of the property. The bathroom is modern, presenting an integral cupboard alongside a bathroom, washbasin and WC.





To the rear is a versatile and well-maintained garden space offering an initial stone slab laid patio area continuing from the lounge/kitchen/diner this allows seamless indoor/outdoor living creating a space perfect for entertaining. The garden continues to a large grass laid lawn with plenty of space for planting. This garden is bordered by wooden panel fencing.

Situated roughly 1.4 miles from the Stourbridge Town centre, offering an assortment of amenities including shopping, well regarded schooling, bars and restaurants, parks, along with the local bus and railway stations. Additionally, the M5 and M42 motorways are accessible.

**Details:**

**Hall** 12'8" x 8'11" (3.86m x 2.72m) Both Max

**Lounge/Kitchen/Diner** 21'3" x 18'11" (6.48m x 5.77m) Both Max

**Study** 10'9" x 10'5" (3.28m x 3.18m) Both Max

**WC** 2'6" x 4'9" (0.76m x 1.45m)

**Utility Room** 6'4" x 7'5" (1.93m x 2.26m)

**Storage** 7'4" x 7'5" (2.24m x 2.26m)

**Garage** 20'3" x 7'5" (6.17m x 2.26m) Both Max

**Landing**

**Bedroom One** 10'10" x 7'11" (3.3m x 2.41m) Both Max

**Bedroom Two** 12'10" x 10'5" (3.9m x 3.18m) Both Max

**Bedroom Three** 8'11" x 9'3" (2.72m x 2.82m) Both Max

**Bathroom** 6'8" x 9'3" (2.03m x 2.82m) Both Max

**EPC Rating:** To be confirmed

**Council Tax Band:** B (tbc by solicitors).

**Tenure:** To be advised (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.

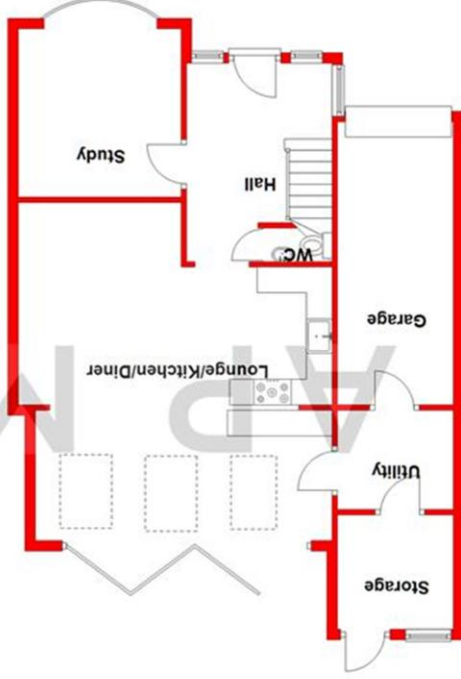
### Need a solicitor?

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.

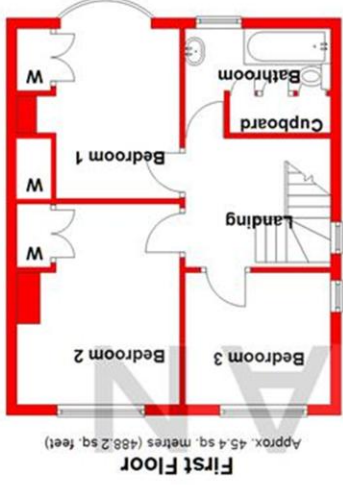
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**Ground Floor**  
Approx. 82.6 sq. metres (888.6 sq. feet)



Total area: approx. 127.9 sq. metres (1376.9 sq. feet)



**First Floor**  
Approx. 45.4 sq. metres (488.2 sq. feet)

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 listed and no guarantee as to their operability or efficiency can be given.

Plan produced using Planipr.

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