

AP MORGAN



Dewberry Road, Stourbridge, West Midlands
Asking Price £199,950

Features:

- Two double bedroom semi detached
- Sought after location
- Open plan lounge/diner
- Utility Room
- Bathroom
- Spacious private garden
- Driveway
- EPC - TBC

Description:

Welcome to this charming two-bedroom semi-detached home nestled in the quiet Wordsley location. This property boasts a generously sized plot, an inviting open-plan lounge and dining area, and a spacious garden.

As you step inside, you'll find an open-plan lounge and dining space, complete with a cosy gas fireplace. This seamlessly connects to a well-appointed kitchen featuring an integrated oven and ample countertop space. The kitchen also offers access to a utility room that connects to both the front and rear of the property.

Upstairs, you'll discover two generously proportioned double bedrooms, with the master bedroom featuring two integrated storage spaces. Completing the first floor is a family bathroom equipped with a corner bathtub and a shower over the bath.

Outside, the front of the property features a front lawn and a driveway with parking for multiple vehicles. This driveway leads to the utility room, which provides direct access to the rear garden. The rear garden is spacious and private, with a brick-built store and a paved area ideal for outdoor seating.

This centrally located property offers convenient access to a variety of local amenities, including Stourbridge and the Merry Hill shopping centre. Additionally, it is in proximity to numerous schools and the Stourbridge Glass Museum, making it an ideal choice for those seeking both comfort and convenience.



Details:

Entrance Hall

Lounge/Diner 19'5" x 10'7" (max) (5.92m x 3.23m (max))

Kitchen 12' x 6'3" (3.66m x 1.9m)

Utility Room 7'4" x 6'8" (2.24m x 2.03m)

First Floor Landing

Master Bedroom 11'5" x 13'10" (3.48m x 4.22m)

Bedroom Two 9'11" x 10'4" (3.02m x 3.15m)

Bathroom 5'10" x 6' (1.78m x 1.83m)



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.

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?

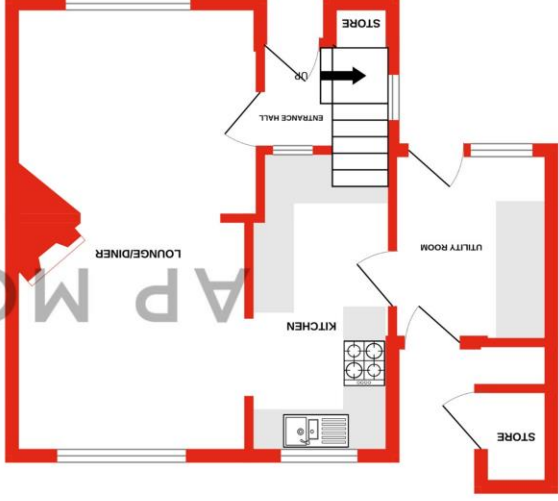
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

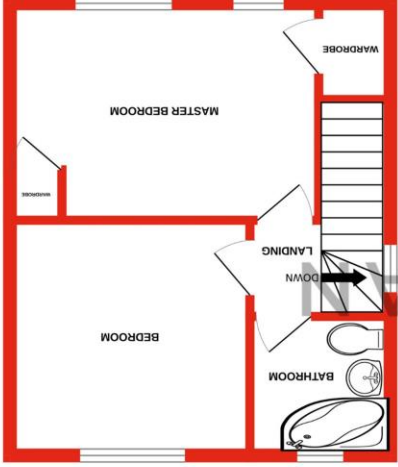
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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, to arrange a survey.



GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
317 sq.ft. (29.5 sq.m.) approx.

12 DEWBERRY ROAD, STOURBRIDGE, DY8 5XJ

TOTAL FLOOR AREA : 696 sq.ft. (64.7 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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