

AP MORGAN



Nursery Gardens, Stourbridge, West Midlands
Offers in excess of £250,000

Features:

- Three bedroom semi detached
- Great central location
- Outbuilding
- Contemporary bathroom
- Utility Room
- Lounge/Diner
- Large rear garden
- EPC - D

Description:

Introducing this delightful three-bedroom semi-detached home nestled within a cul-de-sac in a fantastic central location.

Inside, the layout comprises an entrance hall, a converted garage into a utility room equipped with plumbing and power, a spacious open-plan lounge/diner featuring an electric fireplace, and sliding doors that open to the rear garden. Additionally, there's a kitchen with an integrated oven and fridge/freezer. Upstairs, there are three double bedrooms, accompanied by a contemporary fitted bathroom boasting a freestanding bath and a separate shower cubicle.

Externally, the front of the property offers a driveway with space for multiple vehicles and side access to the rear garden, which boasts a large lawned space with a shed featuring power and an outbuilding at the back.

Conveniently situated 1.2 miles from Wordsley Waterfall and Kingsway Woods. Additionally, it's within 1.9 miles from Stourbridge town centre and train station, providing excellent transport links to Worcester and Birmingham.



Details:

Entrance Hall

Utility Room 15'8" x 7'11" (4.78m x 2.41m)

Lounge/Diner 15'10" (4.83) x 17'4" (5.28) (both max)

Kitchen 8'7" x 6'11" (2.62m x 2.1m)

Master Bedroom 10'2" x 10'7" (3.1m x 3.23m)

Bedroom Two 4'8" x 8'3" (1.42m x 2.51m)

Bedroom Three 10'2" x 6'4" (3.1m x 1.93m)

Bathroom 11'6" x 5'5" (3.5m x 1.65m)



EPC Rating: D

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.

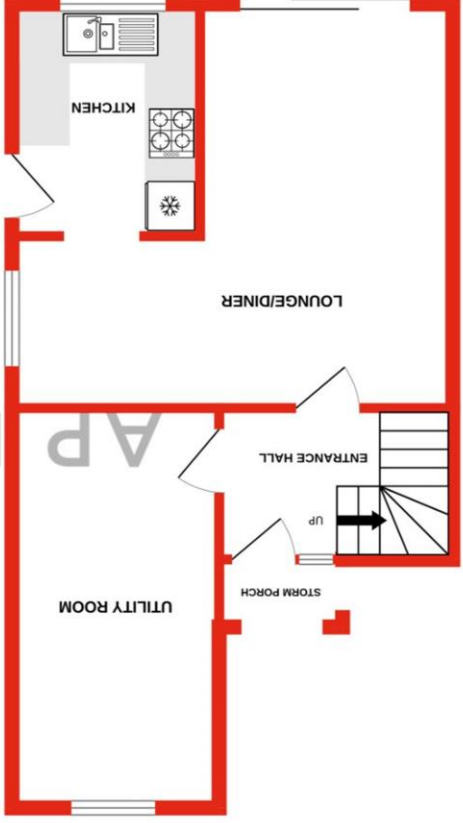
Need a solicitor?

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.

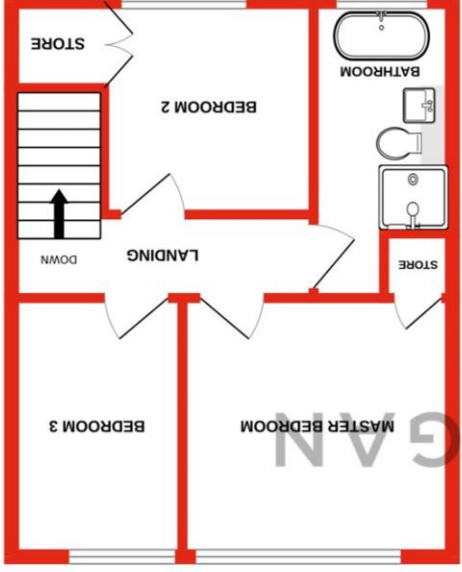
Need a removal company and storage?

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 (43.6 sq.m.) approx.



1ST FLOOR (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 86 sq. ft. (78.6 sq.m.) approx.
What 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 a guide only as to their operability or efficiency can be given.
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