

AP MORGAN



Arlington Court, Stourbridge, West Midlands
Asking Price £350,000

Features:

- Three bedroom detached
- Lounge/Diner
- Kitchen
- Bathroom
- Garage
- Garden
- Parking for multiple vehicles
- EPC - D

Description:

Introducing this three-bedroom detached home with an attached garage and off road parking for multiple vehicles, positioned in a desirable cul-de-sac.

Inside, the layout comprises a spacious entrance hall featuring a WC and providing access to the garage. A lounge/diner adorned with a feature gas fireplace and French doors that open out to the rear garden. Moving forward, there's a contemporary fitted kitchen with integrated appliances and access to the rear garden. Upstairs, there are three generously sized bedrooms, with the master bedroom featuring an integrated wardrobe and dual aspect windows. Completing the upper level is a bathroom equipped with a shower over the bath.

Externally, the front of the property boasts a large driveway with parking for multiple vehicles and side access to the rear garden, which is tucked away in a private position.

Conveniently situated just 0.3 miles from the local school and 0.4 miles from Stourbridge Junction train station, offering excellent transport links to Worcester and Birmingham town centres. For shops and supermarkets, Stourbridge town centre is only 1.1 miles away.



Details:

Entrance Hall

WC

Garage 16'4" x 7'9" (4.98m x 2.36m)

Lounge/Diner 18'9" (5.72) x 16'1" (4.9) (both max)

Kitchen 16'6" x 8'10" (5.03m x 2.7m)

First Floor Landing

Master Bedroom 11'2" (3.4) x 16'2" (4.93) (both max)

Bedroom Two 10'1" x 9'6" (3.07m x 2.9m)

Bedroom Three 12'1" x 6'5" (3.68m x 1.96m)

Bathroom 7'10" x 5'6" (2.4m x 1.68m)



EPC Rating: D

Council Tax Band: D (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.

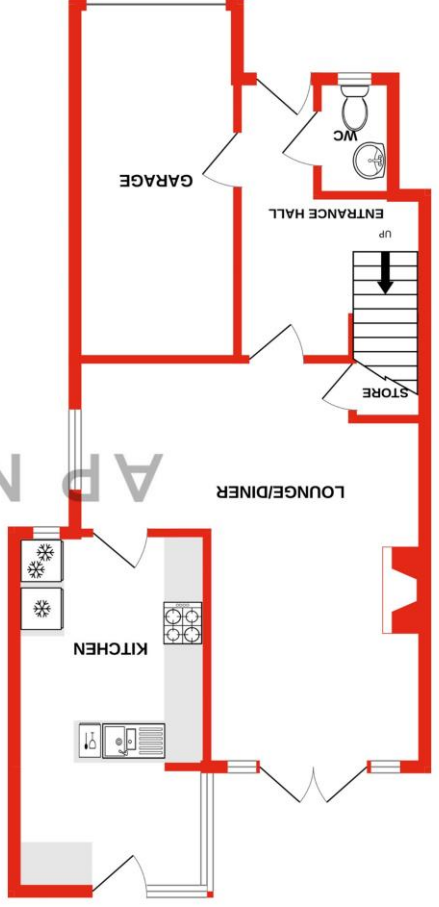
Need a solicitor?

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.

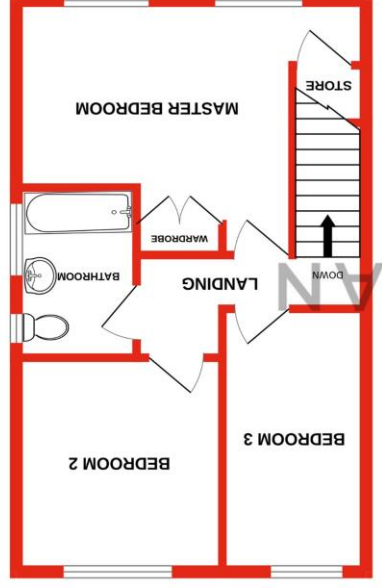
Need a removal company and storage?

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
600 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 1022 sq.ft. (95.0 sq.m.) approx.

What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors and any other items are approximate and no responsibility is taken for any error or omission of any 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 operation or efficiency can be given.

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