

AP MORGAN



Brierley Hill Road, Stourbridge, West Midlands
Offers in excess of £260,000

Features:

- Four bedroom semi detached
- Self contained annex
- Truly unique & versatile property
- Deceptively large layout
- Two bathrooms
- Three reception rooms
- Ideal location
- Council Tax Band - A
- EPC - E

Description:

Introducing this unique and versatile property, deceptively large and featuring a self-contained annex with great rental potential. Ideally situated close to numerous schooling options in the popular area of Wordsley, viewing is highly recommended to truly appreciate what this property has to offer!

Inside, the layout comprises a lounge, kitchen, entertainment/dining room, lobby connecting the main house and annex with access to the courtyard, bathroom with a shower over the bath, stairs to the loft room, kitchen, conservatory, bedroom four, and WC. Outside, a large storage space with side-hung garage doors adds to the property's functionality. In the main house, upstairs holds three good-sized bedrooms, with two being generous doubles. Completing the upstairs is a contemporary shower room with a walk-in double shower.

To the front, a driveway with side access to the courtyard provides ample parking options. The rear boasts a large lawned garden.

Conveniently located at 0.6 miles from Stourbridge Glass Museum and 1.4 miles from countryside walks at Wordsley Waterfall and Ridgehill Woods. Just 2.3 miles from the popular Merry Hill shopping centre, offering shops, restaurants, and entertainment.



Details:

Lounge 12'1" x 11'11" (3.68m x 3.63m)

Kitchen 9'10" x 14' (3m x 4.27m)

Entertainment/Dining Room 19'1" x 12' (max) (5.82m x 3.66m (max))

Lobby 4'9" x 5'10" (1.45m x 1.78m)

Bathroom 9'10" x 6'4" (3m x 1.93m)

Loft Room 12'8" x 10'7" (3.86m x 3.23m)

Kitchen (Annex) 8'11" x 9'4" (2.72m x 2.84m)

Conservatory 11' x 17'10" (3.35m x 5.44m)

Bedroom Four 11'8" x 9'10" (3.56m x 3m)

WC

Storage Space (L-Shape) 18'11" (5.77) x 12'7" (3.84) (both max)

Master Bedroom 12'1" (3.68) x 11'3" (3.43) (both max)

Bedroom Two 10'5" x 12'2" (3.18m x 3.7m)

Bedroom Three 8'6" (max) x 13' (2.6m (max) x 3.96m)

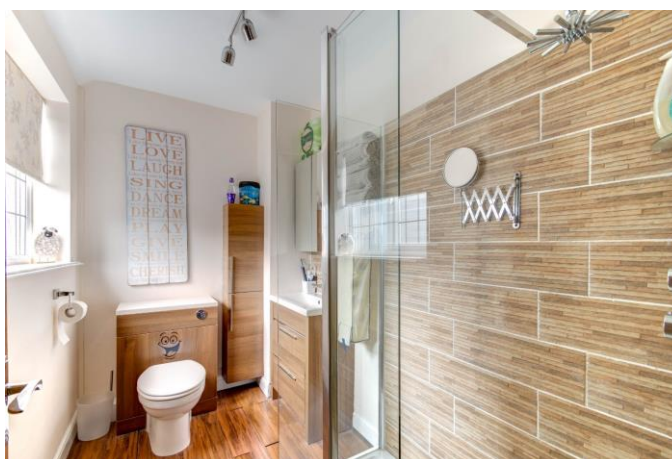
Shower Room 5'4" x 8'10" (1.63m x 2.7m)

EPC Rating: E

Council Tax Band: A (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.

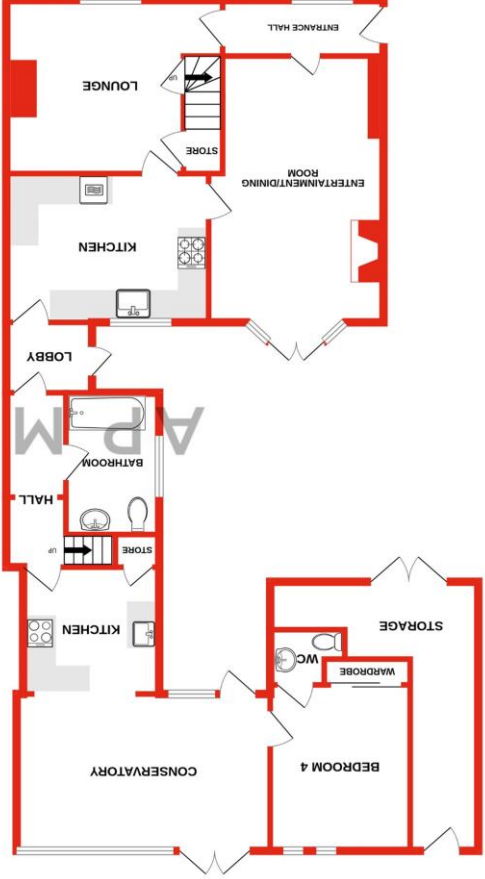
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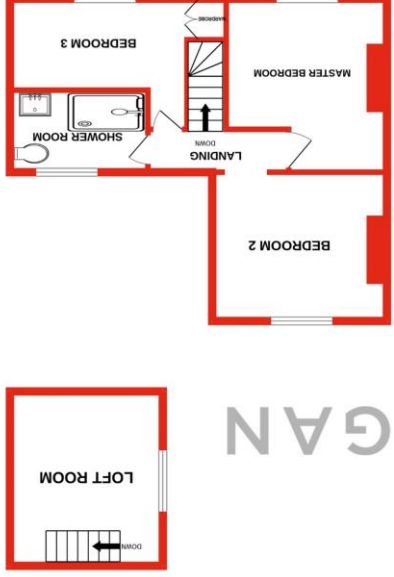
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GROUND FLOOR



1ST FLOOR



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