

AP MORGAN



High Park Avenue, Stourbridge, West Midlands
Offers in the region of £375,000

Features:

- No onward chain
- Three bedroom semi detached
- Sought after location
- Three reception rooms
- Conservatory
- Garage
- Spacious rear garden
- Council Tax Band - C
- EPC - TBC

Description:

No onward chain

Introducing this fantastic opportunity to purchase this three-bedroom semi-detached 1920s home full of character within a sought-after location.

Inside, the layout comprises an entrance hall, dining room with a feature fireplace and bay window, lounge, and a further reception room with under stairs storage, kitchen with integrated appliances, conservatory with access to the lounge and rear garden. Completing the downstairs is a WC. Upstairs are three bedrooms, two of which are generous doubles, completing this floor is a shower room with a double shower cubicle.

Outside, to the front of the property is a driveway with parking for multiple vehicles leading to the detached garage with side-hung doors. The rear features a spacious lawn.

Situated in the sought-after area of Wollaston, Stourbridge, this residence enjoys proximity to exceptional local schools and a plethora of amenities within the charming Wollaston village. A wealth of shops, dining establishments, and supermarkets are conveniently accessible in the nearby Stourbridge town centre. Commuters will relish the ease of access to regular bus and rail services, along with excellent road networks connecting to the M5 network, Stourbridge, Halesowen, Kidderminster, Birmingham, Dudley, and Wolverhampton.



Details:

Entrance Hall

Dining Room 12'11" x 12'5" (3.94m x 3.78m)

Lounge 12'5" x 10'5" (3.78m x 3.18m)

Reception Room 11'10" x 9'10" (3.6m x 3m)

Kitchen 10'1" x 9'10" (3.07m x 3m)

Conservatory 22'11" x 5'10" (6.99m x 1.78m)

WC

Garage

First Floor Landing

Master Bedroom 12'5" x 16'10" (3.78m x 5.13m)

Bedroom Two 12'5" x 10'5" (3.78m x 3.18m)

Bedroom Three 10'1" x 9'11" (3.07m x 3.02m)

Shower Room 8'5" x 6'5" (2.57m x 1.96m)



EPC Rating: To be confirmed

Council Tax Band: C (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?

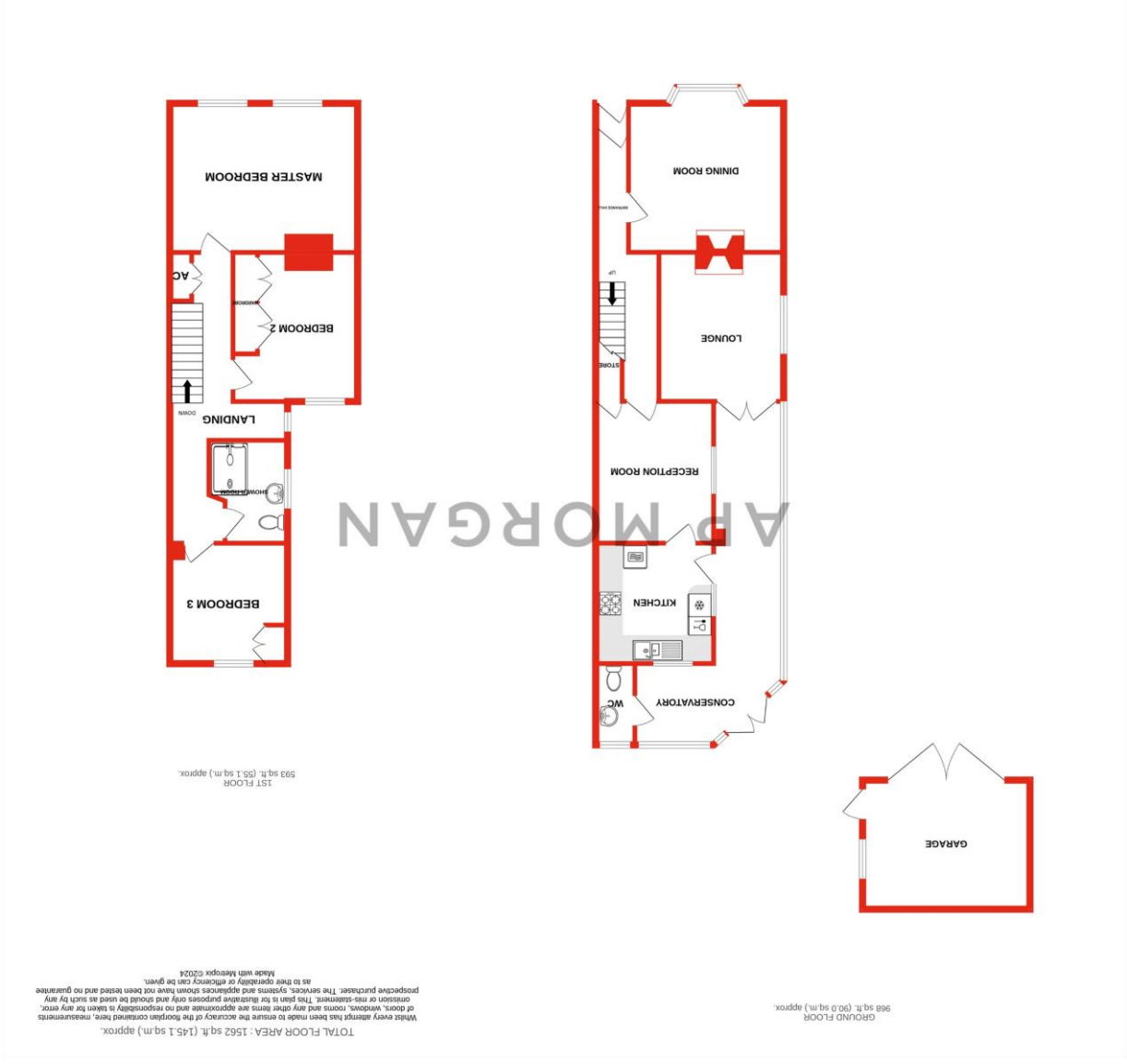
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.