

**AP MORGAN**



**Coney Green, Stourbridge, West Midlands**  
Offers in the region of £280,000

### Features:

- Three bedroom semi detached
- Spacious open plan layout
- Recently renovated
- Contemporary interiors throughout
- Off road parking for multiple vehicles
- Rear garden
- Cul de sac location
- Council Tax Band - C

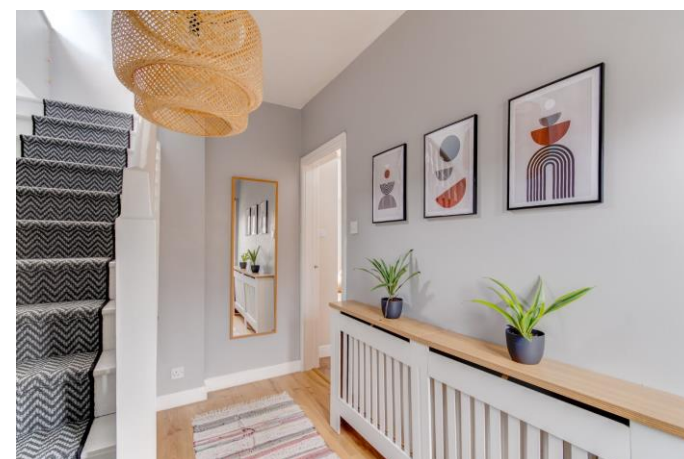
### Description:

Introducing this beautifully presented three-bedroom semi-detached home, recently renovated with a contemporary open-plan layout.

Located within a popular cul-de-sac, close to popular schools and Stourbridge town centre and train station for transport links into Birmingham City centre. Stourbridge town has an array of supermarkets, shops, and restaurants.

Inside, the layout comprises an entrance hall with under stairs storage, spacious open-plan lounge, and kitchen/diner. The kitchen features a central breakfast island and integrated oven and dishwasher. There is a feature gas fireplace and access to the rear decking through French doors. Upstairs are three double bedrooms, two of which with original fireplaces. Completing this floor is a contemporary fitted bathroom with a shower over the bath.

Outside, to the front of the property is a block-paved driveway with parking for multiple vehicles, as well as side access to the rear garden, which has decking for outdoor seating, outdoor sockets, and a lawn.



**Details:**

**Entrance Hall**

**Lounge** 11'1" x 11'1" (3.38m x 3.38m)

**Kitchen/ Diner** 14'4" x 18'5" (4.37m x 5.61m)

**First Floor Landing**

**Master Bedroom** 14'5" x 11'2" (4.4m x 3.4m)

**Bedroom Two** 11'2" x 11'2" (3.4m x 3.4m)

**Bedroom Three** 10'11" x 6'11" (3.33m x 2.1m)

**Bathroom** 5'8" x 6'9" (1.73m x 2.06m)



**EPC Rating:** E

**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](http://www.wisermortgageadvice.co.uk)

### Property to sell?

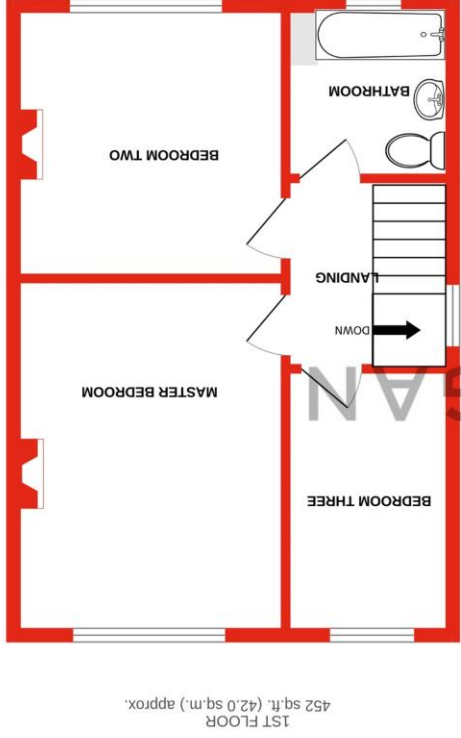
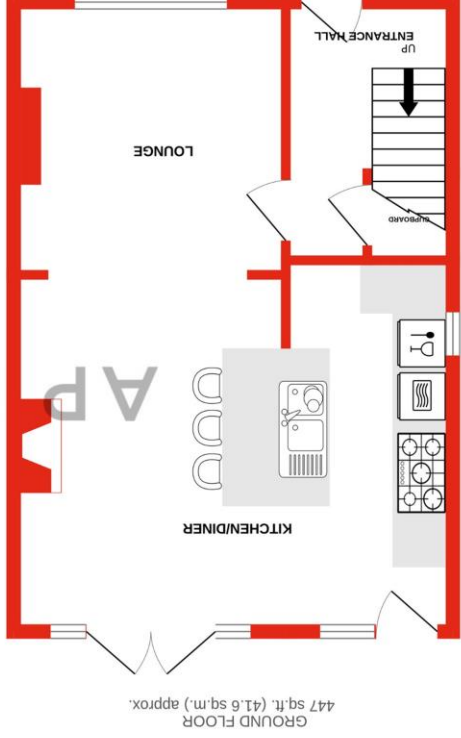
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



TOTAL FLOOR AREA: 899 sq.ft. (83.5 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 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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