

AP MORGAN



Holly Grove, Stourbridge, West Midlands
Asking Price £220,000

Features:

- Three bedroom terrace & dedicated office
- Spacious layout
- New fibre glass roof
- Air conditioning
- Recently refitted electrics & plumbing
- New composite exterior doors
- New floorboards & laminate flooring throughout
- Off road parking for multiple vehicles
- Close to local schools & amenities
- Council Tax Band - B
- EPC - C

Description:

Introducing this beautifully presented three-bedroom terrace home with a spacious layout featuring large windows, air conditioning, recently fitted plumbing and electrics, and a new fiberglass roof.

Located in a cul-de-sac close to highly regarded schooling, on the cusp of Stourbridge town centre for supermarkets, shops, and restaurants. As well as Stourbridge train station for transport links into Birmingham city centre.

Inside, there is new laminate flooring throughout, the layout comprises an entrance hall, store cupboard, utility room, and WC with access to the rear garden. There is also a converted garage now used as a third bedroom/home office. Upstairs, a spacious kitchen/diner with an integrated dishwasher, wall oven, and hob. Completing this floor is a lounge. Moving further upstairs on the second floor are two bedrooms, the master with integrated wardrobes. Completing this floor is a bathroom with a shower over the bath.

Outside the property, there is off-road parking for multiple vehicles, a new composite front and rear door, as well as a rear garden with decking, perfect for outdoor seating.



Details:

Entrance Hall

Utility Room 8'5" (2.57) x 5'11" (1.8) (both max)

WC

Home Office 8'7" x 7'8" (2.62m x 2.34m)

Bedroom Three 16'1" x 7'4" (4.9m x 2.24m)

Kitchen/ Diner 8'9" x 13'11" (2.67m x 4.24m)

Lounge 16'10" x 13'11" (max) (5.13m x 4.24m (max))

Master Bedroom 11'5" (3.48) (to front of wardrobe) x 13'11" (4.24) (max)

Bedroom Two 12'5" x 7'11" (max) (3.78m x 2.41m (max))

Bathroom 6'5" x 7'10" (1.96m x 2.4m)



EPC Rating: C

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?

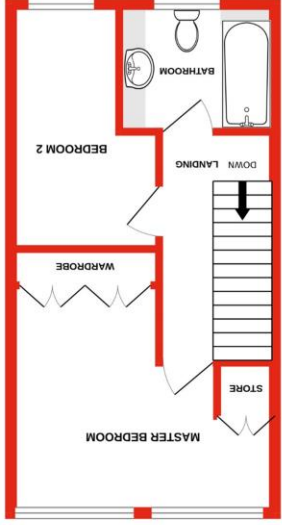
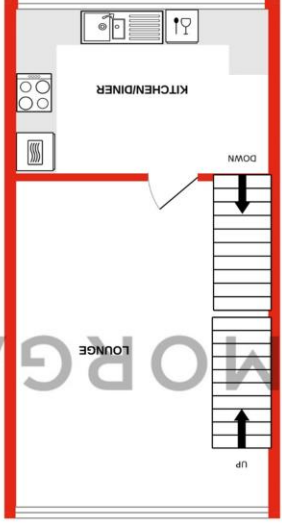
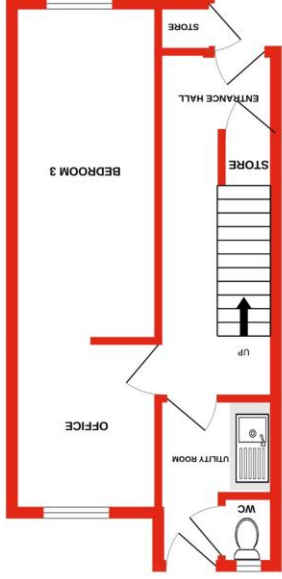
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



TOTAL FLOOR AREA: 1023 sq. ft. (95.1 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 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 operability or efficiency can be given.

Made with Metropix ©2024

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.