



AP MORGAN

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

Features:

- Three bedroom semi detached
- Traditional property with unique feature
- Three reception room
- Contemporary kitchen
- Conservatory
- Garage
- Large garden
- Off road parking for multiple vehicles
- Council Tax Band - C

Description:

Presenting this unique three-bedroom semi-detached home with stunning original features throughout, an extensive rear garden, and a garage.

Situated in a highly desirable area of Wollaston, Stourbridge, the property is within close proximity to exceptional local schools and a plethora of amenities in the charming Wollaston village. The nearby Stourbridge town centre offers a variety of shops, dining establishments, and supermarkets. Commuters will appreciate the easy access to regular bus and rail services, as well as excellent road networks connecting to the M5, Stourbridge, Halesowen, Kidderminster, Birmingham, Dudley, and Wolverhampton.

Inside, the layout comprises a porch with beautiful encaustic floor tiles, an entrance hall with parquet flooring, and three reception rooms. The front room features the original walk-in bay window and a feature fireplace, while the second room includes a gas fireplace and stained glass French doors leading to the conservatory. The dining room has an understairs storage cupboard. The contemporary fitted kitchen comes with an integrated oven and hob, and there is access to the conservatory, which has a sink and WC, as well as French doors leading to the rear garden. Upstairs, there are three generously sized bedrooms and a shower room with a double shower cubicle.

Outside, the front of the property features a block-paved driveway with parking for multiple vehicles, leading to the gated rear garden. The rear garden includes a large lawn with plenty of space for sheds or greenhouses, and there is a detached garage with an electric roller door.



Details:

Porch

Entrance Hall

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

Reception Room 12'5" x 10'5" (3.78m x 3.18m)

Dining Room 11'11" x 9'11" (3.63m x 3.02m)

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

Conservatory 27'6" (8.38) x 6'1" (1.85) (L-Shape)

Garage 27'1" x 12'6" (max) (8.26m x 3.8m (max))

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)

Bathroom 8'6" x 6'5" (2.6m x 1.96m)



EPC Rating: C

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.

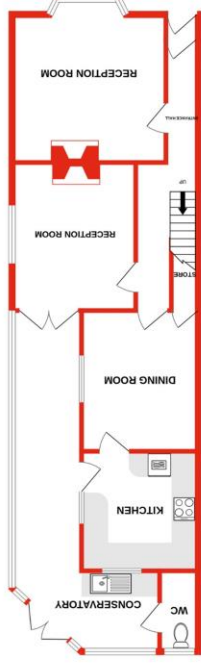
Need a solicitor?

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.

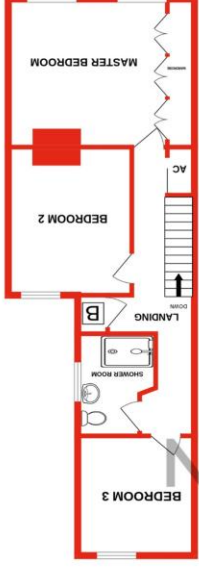
GROUND FLOOR
1115 sq. ft. (103.6 sq.m.) approx.



GARAGE



1ST FLOOR
566 sq. ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA: 1,709 sq. ft. (158.8 sq.m.) approx.
What 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, opinions and approvals shown have not been tested and no guarantee as to their operability or efficiency can be given.
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