

AP MORGAN



Central Avenue, Stourbridge, West Midlands
Offers in the region of £230,000

Features:

- Three bedroom semi detached
- Extended
- Open plan kitchen/ diner
- Spacious plot
- Utility Room
- Garage
- Low maintenance private rear garden
- Council Tax Band - B

Description:

This well-presented, extended three-bedroom semi-detached home is located in a desirable area opposite Stevens Park in Wollescote, offering convenient access to various amenities. The property is situated 1.2 miles from Stourbridge Junction train station, providing excellent transport links to Birmingham City Centre, and 2 miles from Stourbridge town centre.

Upon entering the property, you are welcomed by an entrance hall leading to a contemporary open-plan kitchen/diner. The kitchen boasts solid oak worktops, a walk-in larder, and features a gas fireplace. Sliding doors open out to the rear, connecting the indoor and outdoor spaces seamlessly. The lounge is well-lit with large windows and French doors providing a picturesque view of the rear garden. Additionally, there is a utility room and laundry room with plumbing in place to be utilised as a downstairs bathroom. Access to the garage is available from the utility room, featuring ramped access to the rear garden. Upstairs, the layout includes three good-sized bedrooms and a bathroom with a shower over the bath.

The front of the property includes a gravelled driveway and garage access via an up-and-over door. To the rear, a balcony with porcelain floor tiles overlooks a low-maintenance lawn. There is also space for a summerhouse, and the property enjoys a sense of privacy as it does not overlook neighbouring properties, backing onto greenery.



Details:

Entrance Hall

Dining Room 10'11" (max) x 19'3" (3.33m (max) x 5.87m)

Kitchen 9'6" x 12'10" (2.9m x 3.9m)

Lounge 10'9" x 16'2" (3.28m x 4.93m)

Utility Room 6' x 8'4" (1.83m x 2.54m)

Laundry Room 6'8" x 6' (2.03m x 1.83m)

Garage 13' x 8'10" (3.96m x 2.7m)

First Floor Landing

Master Bedroom 8'6" x 12'5" (2.6m x 3.78m)

Bedroom Two 12'1" x 9' (3.68m x 2.74m)

Bedroom Three 8'10" x 8'11" (2.7m x 2.72m)



EPC Rating: D

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?

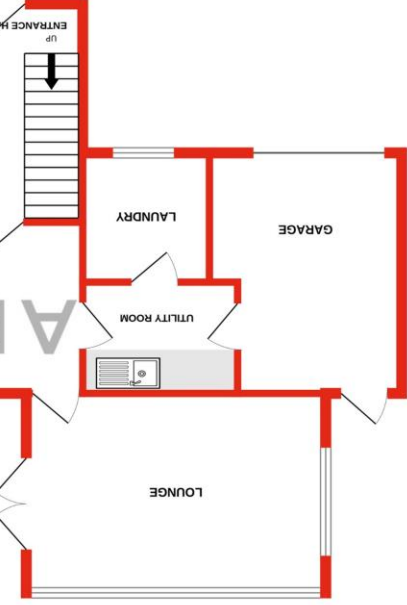
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

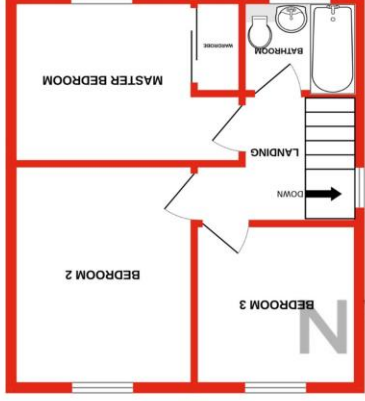
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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.



GROUND FLOOR
784 sq. ft. (72.9 sq.m.) approx.



1ST FLOOR
394 sq. ft. (36.5 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 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.
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