

**AP MORGAN**



**Rothesay Drive, Stourbridge, West Midlands**  
Asking Price £254,800

**Features:**

- Three bedroom semi detached
- Close to countryside walks
- Garage
- Sun room
- Low maintenance rear garden
- Driveway for multiple vehicles
- Council Tax Band - B

**Description:**

Introducing this extended three-bedroom semi-detached home with a garage, new double glazing, and radiators.

Situated close to Ridgehill Woods and Wordsley Woods for scenic walks, with schools, shops, and King George V park all within close proximity. It is 1.8 miles from Kingswinford high street for further amenities.

Inside, the layout comprises an entrance hall, kitchen/diner with access to the garage, lounge with a sunroom with sliding doors opening onto the rear patio. Upstairs are three good-sized bedrooms and a bathroom with a shower over the bath.

Outside, at the front, the property is fitted with security cameras, and there is a driveway suitable for multiple vehicles. There is side access to the rear garden, which features a pond and tiered levels up to the gravelled seating area.



**Details:**

**Entrance Hall**

**Kitchen/ Diner** 18'8" x 9'6" (5.7m x 2.9m)

**Lounge** 9'10" x 17'3" (3m x 5.26m)

**Sun Room** 6'11" x 7'9" (2.1m x 2.36m)

**Garage** 13'5" x 7'6" (4.1m x 2.29m)

**First Floor Landing**

**Master Bedroom** 13'1" x 8'11" (4m x 2.72m)

**Bedroom Two** 8'7" x 8' (2.62m x 2.44m)

**Bedroom Three** 10'1" x 8'3" (3.07m x 2.51m)

**Bathroom** 5'10" x 6'11" (1.78m x 2.1m)



**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](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.

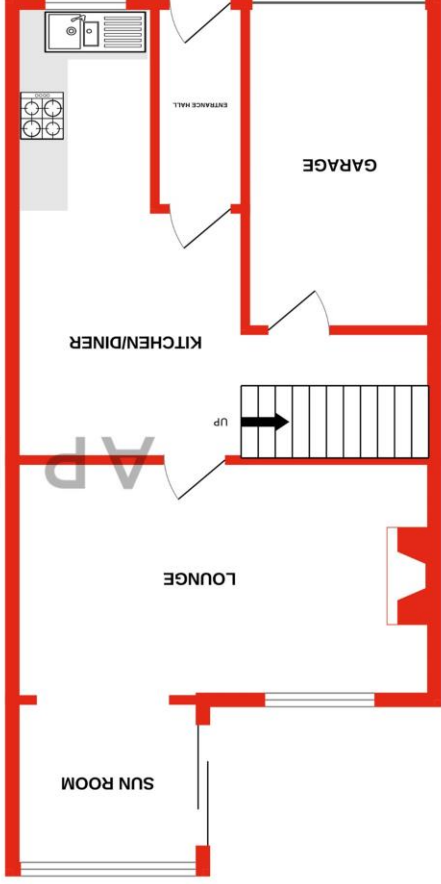
### Need a solicitor?

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.

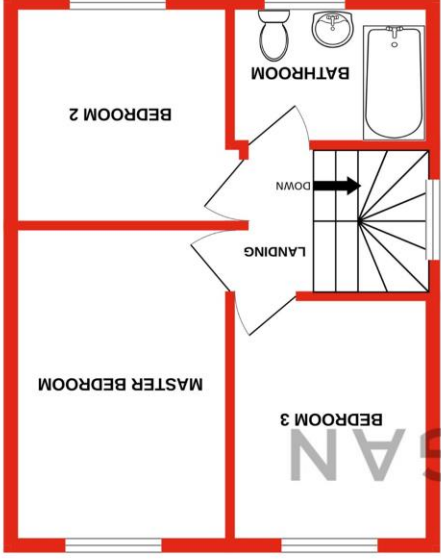
### Need a removal company and storage?

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.

GROUND FLOOR  
539 sq.ft (50.0 sq.m.) approx.



1ST FLOOR  
382 sq.ft. (35.5 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 a guide only. 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 Hecopak ©2024

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