

**AP MORGAN**



**Bridgnorth Road, Stourton, Stourbridge**  
Offers in the region of £580,000

### Features:

- Executive four bedroom detached family home
- Sought after location backing onto open fields
- Re-fitted family bathroom & en-suite to master
- Lounge & formal dining room
- Stylish open plan kitchen/breakfast room
- Ground floor w/c & utility room
- Generous rear garden with far reaching views
- Block paved driveway & double garage

### Description:

Occupying a secluded and private aspect on this highly desirable stretch connecting Wollaston and Kinver, is this deceptively spacious and attractive four bedroom detached family home. The calming views over nearby farmers fields gives prospective purchasers an idolised semi-rural feel with the practicalities and convenience of being located close to local amenities.

This welcoming property briefly comprises of: Reception hall, dining room with large walk in bay window to the front aspect, spacious lounge with double glazed French doors to rear, open plan kitchen/breakfast room hosting a central island breakfast bar an array of further fitted wall and base units with granite worksurfaces, integrated double Neff oven, five burner gas hob, dishwasher and under counter fridge. To complete the ground floor is a separate utility room with plumbing for a washing machine and a ground floor guest w/c.

Rising upstairs the first floor landing has doors radiating off to: Master bedroom with integral wardrobe storage and modern en-suite shower room, double bedrooms two and three also with built in wardrobes, generous bedroom four and a contemporary family bathroom suite having bathtub and separate shower enclosure.

Moving outside, the property boasts a generous rear garden laid to paved patio seating areas, lawn with well stocked planted borders and an enviable outlook onto open fields beyond. To the front of the property offers a large block paved driveway with parking for multiple cars and access to a double garage fitted with power sockets and remote operated garage doors.

Additional benefits include: Gas fired central heating powered by a modern boiler fitted last year along with new radiators and pipework, double glazing, solid wood internal doors, frames and skirting boards, regularly service house alarm system, double outside power socket and a fully boarded loft space with a pull down ladder and light.

Situated within a highly regarded location on the edge of the countryside with an open aspect to the front and rear, this location is perfect for commuters to the West Midlands conurbation being convenient to the A449 and M5 and M40. Just a mile from the Town centre there are a full range of amenities and excellent schooling. Near-by are the tow paths for the Worcester Staffordshire Canal, a range of Golf Clubs and walks at Kinver Edge and the Clent Hills.



**Details:**

**Entrance Hall**

**Ground Floor W/C** 2'10" x 6'6" (0.86m x 1.98m)

**Lounge** 19'5" x 11'3" (5.92m x 3.43m) Both max

**Dining Room** 14'7" x 11'2" (4.45m x 3.4m) Max into bay

**Breakfast Kitchen** 17'2" x 17'7" (5.23m x 5.36m) Both max

**Utility Room** 5'1" x 7'10" (1.55m x 2.4m)

**Double Garage** 16'5" x 15'5" (5m x 4.7m)

**First Floor Landing**

**Master Bedroom** 14' x 11'1" (4.27m x 3.38m)

**En-suite** 8'7" x 4'8" (2.62m x 1.42m)

**Bedroom Two** 11'7" x 11'2" (3.53m x 3.4m) Both max

**Bedroom Three** 10'3" x 11' (3.12m x 3.35m)

**Bedroom Four** 11'8" x 7'6" (3.56m x 2.29m)

**Family Bathroom** 8'6" x 5'10" (2.6m x 1.78m)



**EPC Rating:** To be confirmed

**Council Tax Band:** (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?

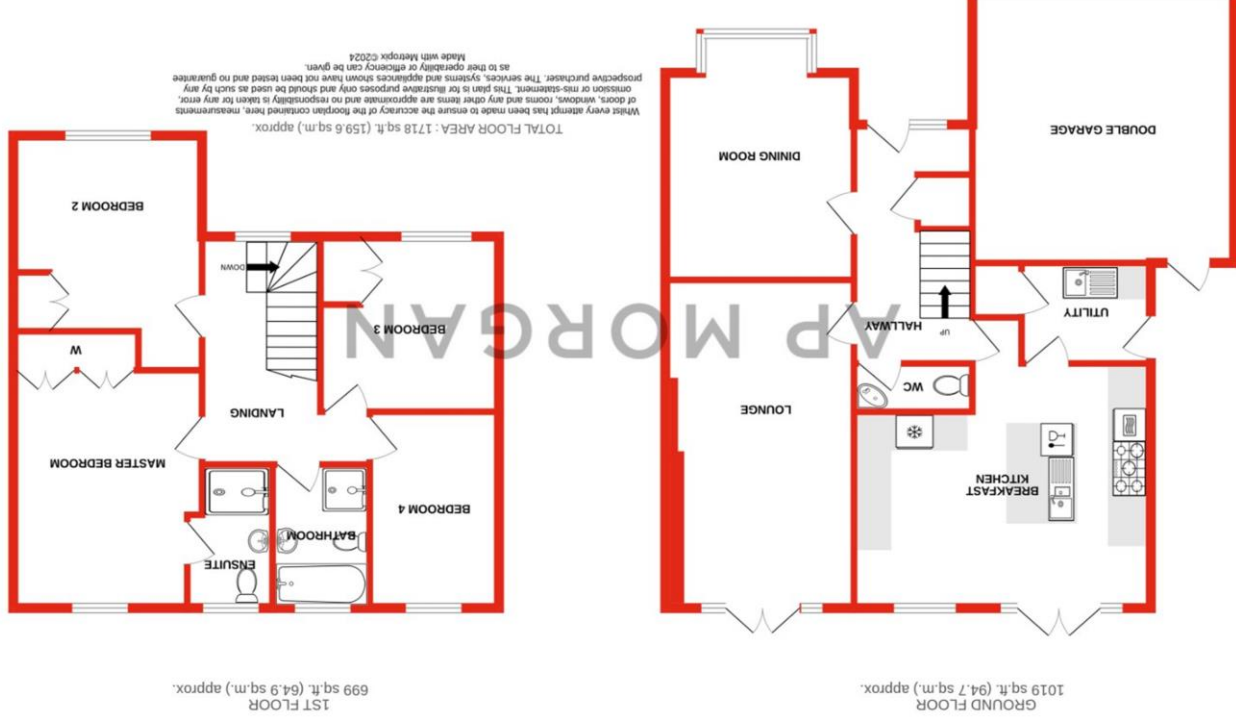
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



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