



AP MORGAN

Laburnum Street, Stourbridge, West Midlands
Asking Price £280,000

Features:

- Three bedroom semi detached
- Corner plot with potential
- Beautifully presented
- Two reception rooms
- Utility room
- Spacious garage
- Low maintenance rear garden
- Council Tax Band - C

Description:

Introducing this beautifully presented three-bedroom semi-detached home with a spacious corner plot offering plenty of potential for extension (STPP). The property boasts off-road parking for multiple vehicles and a good-sized garage.

Situated in the desirable location of Wollaston, just 1.1 miles from Stourbridge town centre, residents have convenient access to supermarkets, shops, restaurants, and the train station with transport links to Birmingham City Centre and Worcester.

Inside, the layout comprises a porch, entrance hall with under stairs storage, dining room, lounge/diner with French doors leading out to the rear garden, kitchen, and utility room. Upstairs, there are three bedrooms, two of which are generously sized doubles, and a shower room with a corner shower cubicle.

Outside, the property features off-road parking, a gated section, a further gated gravelled area for bins, etc., and a low-maintenance wrap-around rear garden. Additionally, the rear garden provides access to the garage, which includes a WC and roller garage door.



Details:

Porch

Entrance Hall

Dining Room 13'8" (4.17) (into bay) x 10'10" (3.3)

Lounge 20'4" x 10'5" (max) (6.2m x 3.18m (max))

Kitchen 9'10" x 6'5" (3m x 1.96m)

Utility Room 5'9" x 6'5" (1.75m x 1.96m)

WC

Garage 18' x 11' (max) (5.49m x 3.35m (max))

First Floor Landing

Master Bedroom 13'7" x 10'4" (4.14m x 3.15m)

Bedroom Two 10'5" x 10'6" (3.18m x 3.2m)

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

Shower Room 7'3" x 6'4" (2.2m x 1.93m)



EPC Rating: D

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.

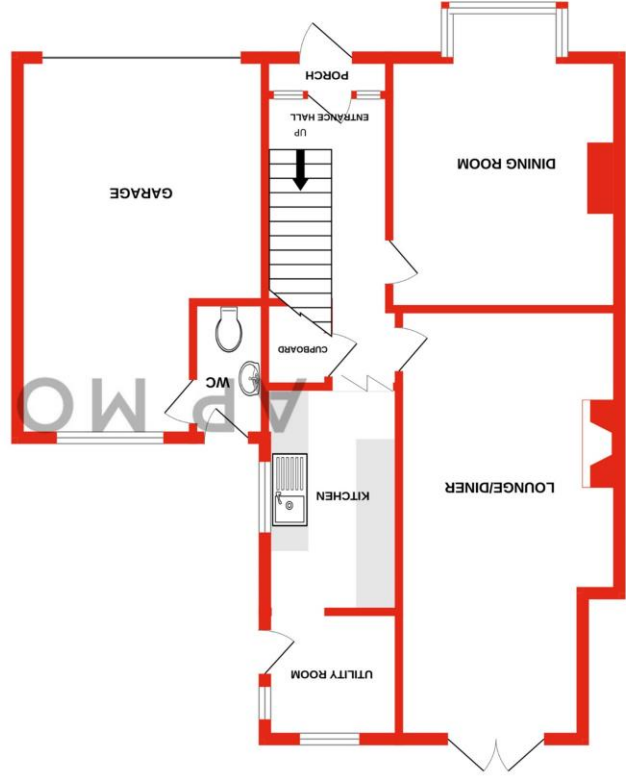
Need a solicitor?

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.

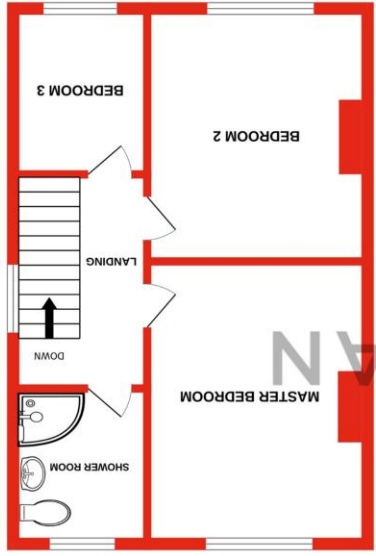
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A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals 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
747 sq. ft. (69.4 sq.m.) approx.



1ST FLOOR
420 sq. ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 1167 sq. ft. (108.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. The 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

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