

**AP MORGAN**



**Drew Crescent, Stourbridge, West Midlands**  
Offers in the region of £325,000

### Features:

- Three bedroom semi detached
- Lounge/ diner
- Contemporary fitted kitchen
- Shower room
- Garage & driveway
- Landscaped rear garden
- Desirable location
- Council Tax Band -

### Description:

Introducing this beautifully presented three-bedroom semi-detached property, boasting a garage and recently fitted kitchen and shower room.

Situated within the desirable area of Pedmore, the property benefits from proximity to well-regarded schools and Stevens Park. It is conveniently located just 0.9 miles from Stourbridge Junction, offering excellent transport links to Birmingham City Centre and Worcester, and 1.4 miles from Stourbridge town centre, where supermarkets, shops, and restaurants are easily accessible.

Inside, downstairs there is engineered oak flooring throughout, the layout comprises a porch and entrance hall with a storage cupboard. The lounge/diner features sliding doors leading out to the rear garden. The recently fitted kitchen comes equipped with integrated appliances, including a dishwasher, wall oven, hob, and fridge freezer. A further hallway provides access to both the rear and front of the property, as well as the garage. Upstairs, you'll find three bedrooms, two of which are generous doubles, while the third is a good-sized L-shape. Completing the upstairs is access to the loft space and a recently fitted shower room with a double walk-in shower.

Outside, the property boasts a driveway at the front, providing access to the garage via side-hung doors. The rear garden features a patio area and a landscaped lawn.



**Details:**

**Porch**

**Entrance Hall**

**Lounge/ Diner 24'7" x 11'4" (7.5m x 3.45m)**

**Kitchen 6'10" x 13'4" (2.08m x 4.06m)**

**Hall**

**Garage 15'9" x 7'5" (4.8m x 2.26m)**

**First Floor Landing**

**Master Bedroom 13'10" x 11'3" (4.22m x 3.43m)**

**Bedroom Two 10'11" x 11'4" (3.33m x 3.45m)**

**Bedroom Three 13'10" (4.22) x 12' (3.66) (L-Shaped)**

**Shower Room 7' x 8' (2.13m x 2.44m)**



**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](http://www.wisermortgageadvice.co.uk)

### Property to sell?

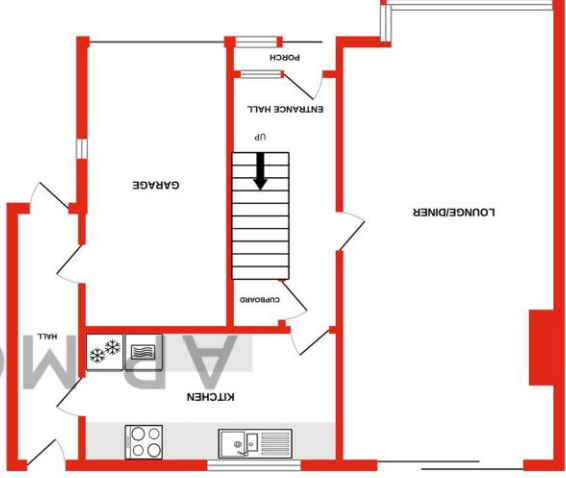
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a solicitor?

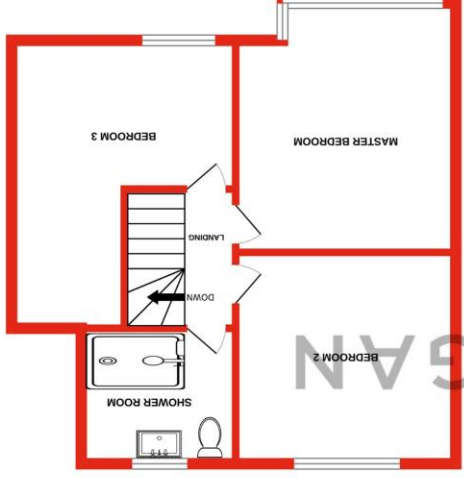
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### 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



1ST FLOOR

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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