

AP MORGAN



Parkfield Road, Stourbridge, West Midlands
Offers in the region of £325,000

Features:

- Three bedroom semi detached
- Traditional features
- Desirable location
- Open plan kitchen/ breakfast room
- Snug
- Garage Store
- Utility Room
- Council Tax Band - C

Description:

Introducing this beautifully presented, extended three-bedroom semi-detached home, boasting traditional features and a contemporary open-plan layout, all situated in a delightful cul-de-sac.

Located in a highly desirable position with easy access to Stourbridge town centre and the train station, offering convenient transport links to Birmingham city centre and Worcester. Stourbridge also hosts an array of schooling options catering to all levels.

Inside, the layout comprises a porch and entrance hall with under stairs storage, leading to the kitchen/breakfast room with access to the snug and utility room. The through lounge/diner features a walk-in bay window and a log-burning stove. Upstairs, there are three bedrooms, two of which are generous doubles, along with a bathroom with a shower over the bath.

Outside, the front of the property boasts a driveway with parking for multiple vehicles, leading to the garage store with an up-and-over door. The rear garden is two-tiered, with a patio area accessible from the kitchen/breakfast room and steps leading down to the good-sized lawn.



Details:

Porch

Entrance Hall

Kitchen/ Breakfast Room 16'3" (4.95) x 16'6" (5.03) (L-Shape)

Lounge/ Diner 24'7" (7.5) (into bay) x 11'4" (3.45)

Snug 12'2" x 6'7" (3.7m x 2m)

Garage Store 7'1" x 6'7" (2.16m x 2m)

Utility Room 11'1" x 6'7" (3.38m x 2m)

First Floor Landing

Master Bedroom 13'9" (4.2) (into bay) x 10'11" (3.33)

Bedroom Two 10'5" x 11'5" (3.18m x 3.48m)

Bedroom Three 7'3" x 5'11" (2.2m x 1.8m)

Bathroom 6'9" x 5'3" (2.06m x 1.6m)

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.

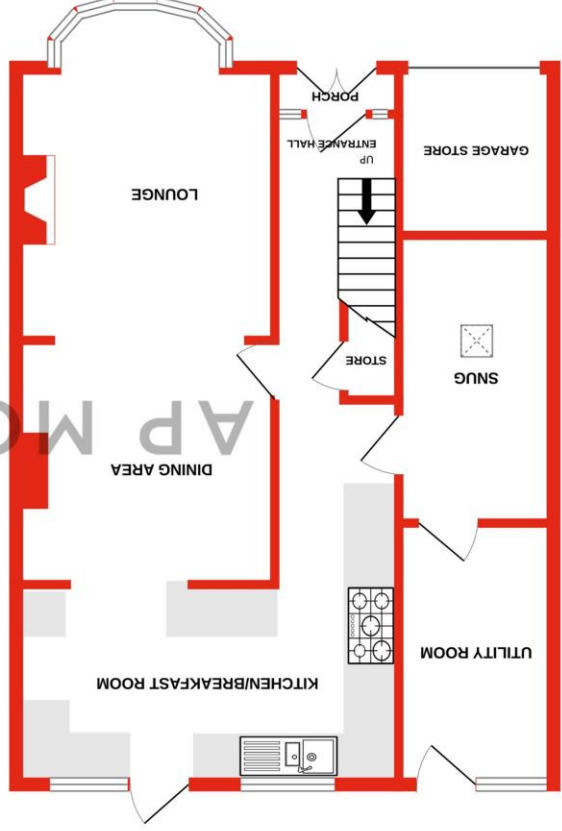
Need a solicitor?

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.

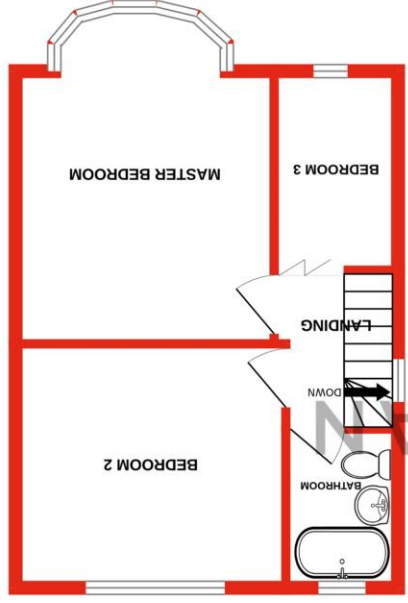
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A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals 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
698 sq.ft. (64.9 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 1069 sq.ft. (99.3 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 as to their operability or efficiency can be given.
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