

AP MORGAN



Longboat Lane, Wordsley, Stourbridge
Offers in the region of £300,000

Features:

- Extended semi-detached family home
- Generous corner plot
- Four/five bedrooms (two on the ground floor)
- Good sized lounge
- Impressive shaker style kitchen/breakfast room
- Bathroom & ground floor shower room
- Spacious block paved rear garden
- Driveway & further gated parking to side

Description:

Offered with no onward chain is this deceptively spacious 4/5 bedroom semi-detached family home, occupying a generous corner plot with a well-regarded residential location of Wordsley, Stourbridge.

The property is approached via a driveway for off-road parking and a vehicle access gate to the left hand side providing additional parking options and access to the rear garden.

Once inside the welcoming a particularly well-presented interior briefly comprises: Porch, lounge with a bow bay window to the front aspect, impressive shaker style fitted kitchen/breakfast room providing a contemporary range of fitted wall and base units, integrated hob with extractor hood over, built in fridge/freezer, washing machine and dishwasher. To complete the ground floor are two good sized bedrooms, modern shower room and utility store cupboard which have been converted and extended from the existing garage.

Rising upstairs the first floor layout briefly comprises: three further bedrooms with one of the spacious double bedrooms having a stud wall partition to create two good sized singles (this could be removed to create a generous double bedroom if needed) and a well-presented family bathroom with shower over bath.

Moving outside the property enjoys a generous and low maintenance rear garden, laid to block paving wrapping around to the vehicle access gate and large side access with timber fenced boundaries.

Furthermore, the property presents excellent opportunity to extend or re-configure further (subject to relevant planning permissions) and benefits from double glazing throughout (newly fitted in 2023) gas fired central heating, external power sockets, and a loft space with fitted pull down ladder and light.



Situated within reach to local shops and amenities in Wordsley, being less than a five minute walk to the canal, with further shops and supermarkets being accessed in both Kingswinford and Stourbridge. For families, there is good local schooling for all ages, as well as several play parks. For commuters, there are road links to Birmingham, the M5, Merry Hill and Wolverhampton.

Details:

Porch 4' x 5' (1.22m x 1.52m)

Lounge 14'3" x 14'3" (4.34m x 4.34m) both max

Kitchen/Breakfast Room 19'8" x 14' (6m x 4.27m) both max

Bedroom Three 8'5" x 8' (2.57m x 2.44m)

Bedroom Four 13'5" x 8'5" (4.1m x 2.57m)

Ground Floor Shower Room 7'2" x 5' (2.18m x 1.52m)

First Floor Landing

Bedroom One 9'10" x 8'1" (3m x 2.46m)

Bedroom Two 10'10" x 6'6" (3.3m x 1.98m)

Office/Bedroom Five 8' x 7'5" (2.44m x 2.26m)

Family Bathroom 6'10" x 6' (2.08m x 1.83m)



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?

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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.

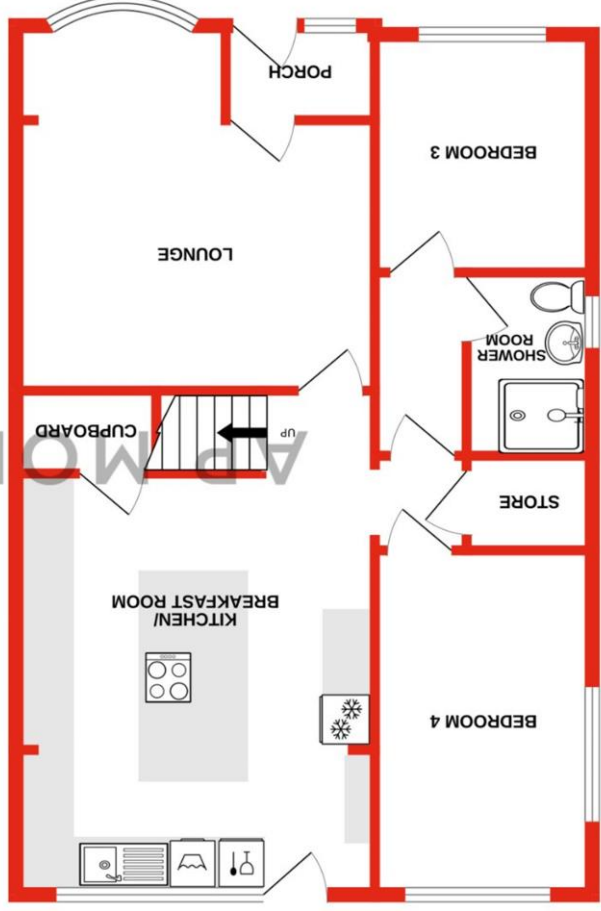
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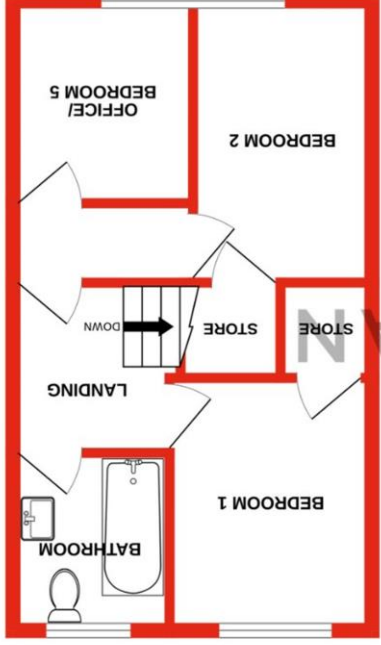
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GROUND FLOOR
763 sq ft. (70.9 sq.m.) approx.



1ST FLOOR
344 sq ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA: 1107 sq ft. (102.8 sq.m.) approx.
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