

AP MORGAN



Worton Road, Wollescote, Stourbridge
Asking Price £230,000

Features:

- Bright & spacious semi-detached house
- Three good-sized bedrooms
- Lounge with feature log burner
- Fitted kitchen
- Conservatory
- Sunny aspect rear garden with garden room
- Bathroom
- Driveway for multiple cars

Description:

An excellent opportunity to purchase this generously laid, three-bedroom, semi-detached family home situated in a popular location of Wollescote, Stourbridge.

The property is approached via a generous frontage, featuring a large, gravelled driveway for parking multiple cars and steps leading to the front door.

Once inside, the welcoming interior briefly comprises: Entrance hallway with a large cloakroom store, spacious dual-aspect lounge with a feature log burner, bright and airy conservatory, and a well-presented kitchen offering a range of fitted wall and base units, an inset ceramic sink, and space for various freestanding appliances. Completing the ground floor is a modern family bathroom suite with a shower over the bath.

Rising upstairs, the first-floor landing has doors radiating off to: a generous dual-aspect bedroom one, a good-sized double bedroom two, and a good-sized third bedroom.

Moving outside, the property highlights a sunny, south-westerly facing rear garden laid to an initial raised paved patio seating area, steps leading down to a lawn with an abundance of mature fruit trees including plum, gooseberry, pear, hazelnut, and miniature kiwi, with a greenhouse and a feature timber garden room offering flexibility for use as a garden office, gym, or playroom.

Furthermore, the property benefits from fitted solar panels offering reduced utility bills, a good-sized plot with the



opportunity to extend (subject to planning permissions), gas-fired central heating, and double glazing throughout.

Situated in the popular location of Wollescote, Stourbridge, this property benefits from excellent local amenities, fantastic transport links, local schooling, Stevens Park, and Lye train station, which is easily accessible.

Details:

Entrance Hall

Lounge 16'4" x 10'8" (4.98m x 3.25m)

Conservatory 8'10" x 7'5" (2.7m x 2.26m)

Kitchen 7'8" x 10'10" (2.34m x 3.3m)

Bathroom 5'7" x 6'4" (1.7m x 1.93m)

First Floor Landing

Bedroom One 16'6" x 10'8" (5.03m x 3.25m) Both max

Bedroom Two 7'9" x 12'9" (2.36m x 3.89m)

Bedroom Three 9' x 11' (2.74m x 3.35m) Both max

EPC Rating: B

Council Tax Band: B (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.



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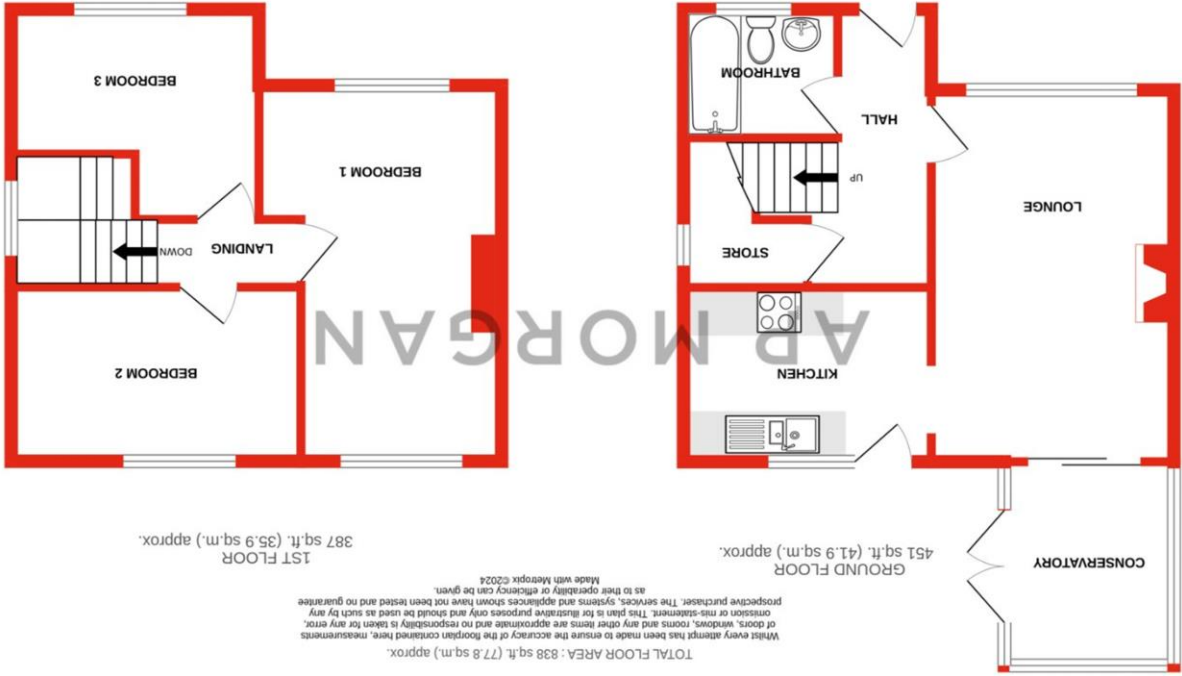
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