

AP MORGAN



Bridle Road, Stourbridge, West Midlands
Offers in excess of £230,000

Features:

- **Offered with no onward chain**
- A well-presented Victorian mid terrace home
- Two well-proportioned double bedrooms
- Welcoming lounge, with feature fireplace
- Modern fitted kitchen and dining room
- Family shower room
- Generous rear garden
- Access to on-street parking

Description:

****Offered with no onward chain****

A well-presented Victorian mid terrace home, offering two bedrooms and is superbly positioned within walking distance of Wollaston Village which boast an array of amenities.

To the front of the property is access to on-street parking, a front courtyard, with a gate and shared alley access to the rear of the property.

The ground floor briefly comprises: a welcoming lounge, with a feature fireplace, dining room, with access to the cellar – which is currently used as a home gym and stairs rising to the first floor, the modern fitted kitchen, with integrated oven, gas hob, stainless steel cooker hood, fridge freezer, dishwasher, and the family shower room, providing a walk-in shower, WC and washbasin.

The first floor is home to two well-proportioned double bedrooms, bedroom two with an integrated wardrobe. Both bedrooms benefit from feature fireplaces.

To the rear of the property is a generous garden, with an initial patio, perfect for garden furniture, a lawn, with mature trees and a shed, with fenced borders and side gate access to the front of the property.

Situated in a sought-after location of Wollaston, Stourbridge, the property benefits from excellent local amenities and schooling, with a further wide range of shops, restaurants and supermarkets nearby in Stourbridge town centre.



Details:

Lounge 12'11" x 10'4" (3.94m x 3.15m)

Dining Room 10'7" x 10'4" (3.23m x 3.15m)

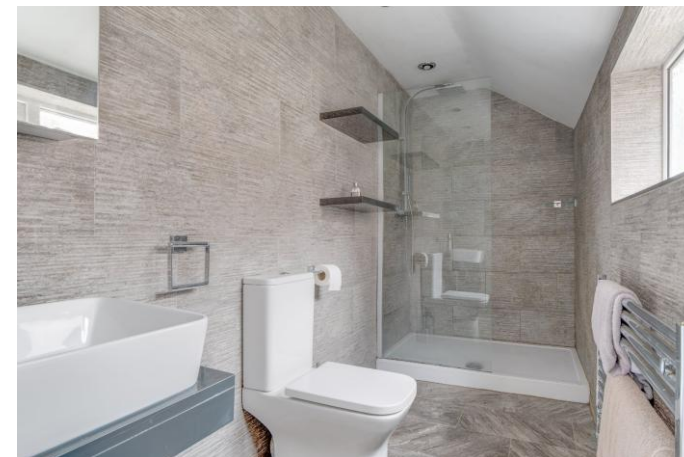
Kitchen 13' x 6'10" (3.96m x 2.08m) max dimensions

Shower Room 12' x 4'6" (3.66m x 1.37m)

Bedroom 1 12'11" x 10'6" (3.94m x 3.2m)

Bedroom 2 10'7" x 10'6" (3.23m x 3.2m)

Cellar 16'2" x 10'4" (4.93m x 3.15m) max dimensions

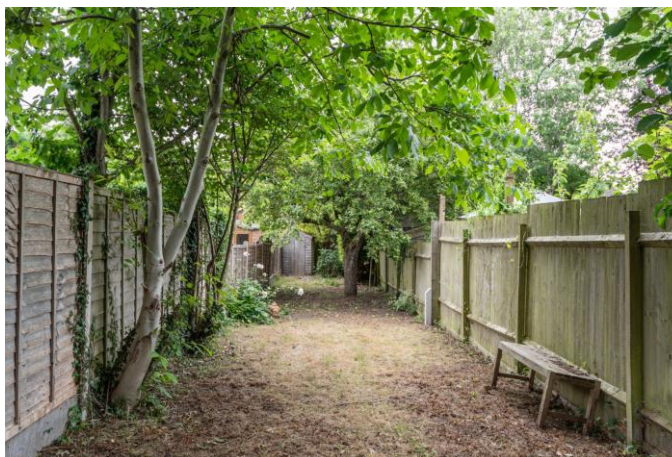


EPC Rating: D

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.



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.

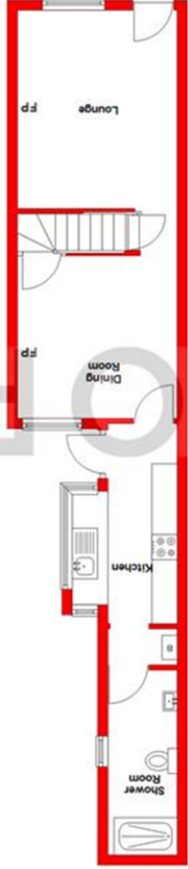
Need a solicitor?

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.

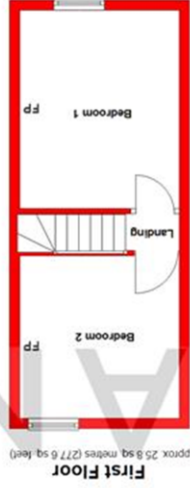
Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

Ground Floor
Approx 41.3 sq metres (444.8 sq feet)



Total area: approx. 82.7 sq. metres (890.0 sq. feet)



First Floor
Approx 25.8 sq. metres (277.6 sq. feet)



Basement
Approx 15.6 sq metres (167.6 sq feet)

While 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 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.
Plan produced using Planlup.

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