

**AP MORGAN**



**Hob Green Road, Stourbridge, West**  
Asking Price £220,000



**Features:**

- Semi-detached
- Off Street Parking
- 3 Bedrooms
- Ample Storage
- Kitchen Diner
- Conservatory
- Great Local Schools and Amenities
- Close to local Rail links

**Description:**

This well-presented 3-bedroom semi-detached family home offers spacious and versatile living accommodation in a sought-after residential area of Stourbridge. Located on the popular Hob Green Road, the property combines a generous internal layout with a beautifully maintained garden and excellent access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike.

The property is approached via a well-maintained block-paved driveway offering ample off-road parking, with a side gate providing convenient access to the rear garden. A charming front garden features a planted border with mature conifers and seasonal plants, adding kerb appeal and a touch of greenery.

Set back from the road, the home benefits from a neat block-paved driveway with space for multiple vehicles. The front garden is attractively landscaped with a border of established conifers and flowering plants. A side gate offers secure access to the rear garden, ideal for families and pet owners.

Upon entry through the porch, you are welcomed into a central hallway that leads to a spacious front-facing lounge, perfect for relaxing or entertaining. To the rear, the open-plan kitchen/diner provides a sociable space for family meals and gatherings, with direct access to a bright conservatory that overlooks the garden. A separate utility room offers additional storage and laundry space, while a handy cupboard is located off the hallway for everyday essentials.

Upstairs, the property offers three well-proportioned bedrooms. Bedroom 1 is a generous double with ample space for wardrobes, Bedroom 2 is also a double overlooking the rear garden, and Bedroom 3 is a comfortable single, ideal as a nursery or home office. The layout is completed by a family bathroom, a separate WC, and a landing that connects all rooms.





The rear garden is a standout feature, boasting a well-presented split-level design. A large, paved patio area provides the perfect space for outdoor dining and entertaining, with steps leading down to a lower level that includes a timber shed and greenhouse—ideal for additional storage or gardening enthusiasts.

Hob Green Road is a well-regarded residential street in Stourbridge, known for its peaceful setting and strong community feel. The area offers excellent access to local schools, shops, and transport links, including nearby bus routes and Stourbridge Junction for rail commuters. With parks and green spaces close by, it's a fantastic location for families and professionals alike.

#### **Details:**

**Porch**

**Hallway**

**Lounge** 3.65 x 4.24 Max

**Kitchen /Diner** 3.62 x 5.66

**Utility Room**

**Conservatory** 2.22 x 2.50

**Landing**

**Bedroom 1** 3.62 x 3.13

**Bedroom 2** 2.00 x 3.96

**Bedroom 3** 3.32 x 2.50

**Bathroom** 1.69 x 1.51

**Toilet**

**EPC Rating:** C

**Council Tax Band:** B (tbc by solicitors).

**Tenure:** To be advised (tbc by solicitors).

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



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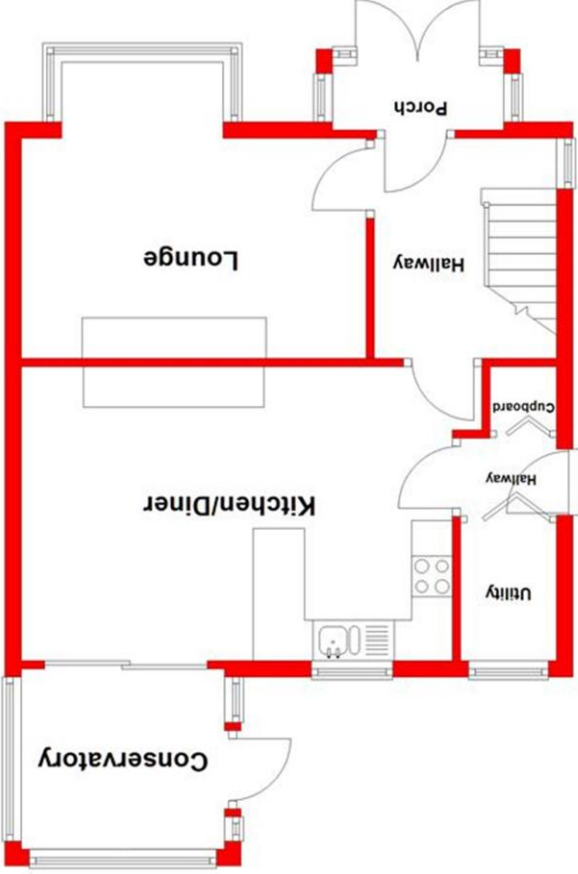
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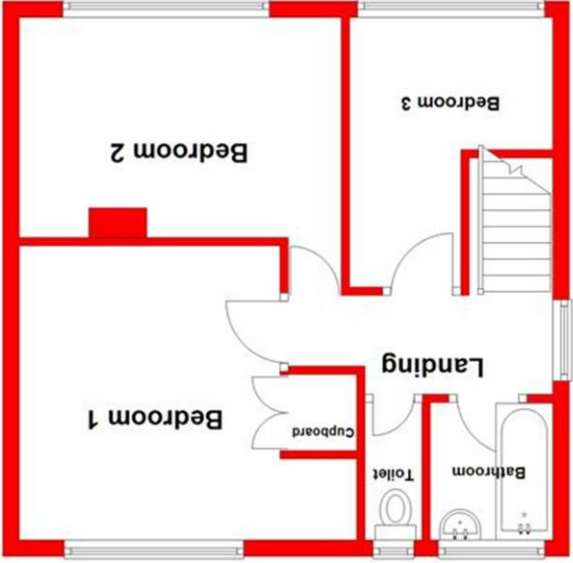
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Ground Floor  
Approx. 50.0 sq. metres (538.5 sq. feet)



First Floor  
Approx. 41.8 sq. metres (450.2 sq. feet)



Total area: approx. 91.9 sq. metres (988.7 sq. feet)

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