

AP MORGAN



Ham Lane, Stourbridge, West Midlands
Asking Price £450,000

Features:

- Detached house
- Four bedrooms
- Two reception Rooms
- Bathroom and Downstairs W/C
- Beautifully maintained gardens
- Integral garage
- Large Driveway
- Excellent transport links and nature walks nearby

Description:

This beautifully presented four-bedroom detached residence is situated on Ham Lane in Stourbridge, occupying a generous plot that makes for an exceptional family home. Ideally located near Stourbridge town centre, the property benefits from excellent transport links and is close to Ham Dingle Nature Reserve, offering serene outdoor walks.

The property is approached via an attractive frontage, with beautifully manicured plants and trees surrounding the front lawn. Mature trees line the driveway, which leads up to the front door and a separate garage.

The ground floor welcomes you into a bright porch and entrance hall, with stairs rising to the first floor and a recess in the porch providing a great space for a window seat. The hallway leads into a generously sized lounge featuring a walk-in bay window and the dining room, positioned at the rear, with sliding doors opening onto the garden. The kitchen is accessed through an archway and features sleek fitted cabinetry, with a pantry located under the stairs for additional storage. The utility room, adjoining the kitchen, offers space for freestanding appliances and access to both the rear garden and the garage. The garage itself is generously sized, and its unique shape, along with a charming stained-glass window, enhances the character of the home. Completing the ground floor is a convenient downstairs WC, accessed from the porch.

Upstairs, the home boasts four well-proportioned bedrooms, including two generously sized double bedrooms and two extended single bedrooms. A separate office provides space for home working or a study. The well-appointed family bathroom features both a double-ended bath and a separate cubicle shower and completes the upper floor.

Outside, the rear garden is a true highlight, with a spacious patio area providing the perfect setting for outdoor furniture. Stone steps lead up to a vast, lush lawn, bordered by mature plants and trees, creating a private and tranquil space ideal for relaxation.



Details:

Porch

Entrance Hall

W/C

Lounge 11' x 11'7" (3.35m x 3.53m)

Dining Room 11' x 13'5" (3.35m x 4.1m)

Kitchen 6'5" x 8'4" (1.96m x 2.54m)

Utility Room 8'10" x 6'4" (2.7m x 1.93m) Both Max

Garage 13'6" x 11'9" (4.11m x 3.58m)

First Floor Landing

Bedroom One 11' x 13'1" (3.35m x 4m)

Bedroom Two 11'7" x 11' (3.53m x 3.35m)

Bedroom Three 6'4" x 10'7" (1.93m x 3.23m)

Bedroom Four 10'5" x 6'10" (3.18m x 2.08m)

Office 3'10" x 5'2" (1.17m x 1.57m)

Bathroom 8'4" x 6'4" (2.54m x 1.93m)

EPC Rating: To be confirmed

Council Tax Band: E (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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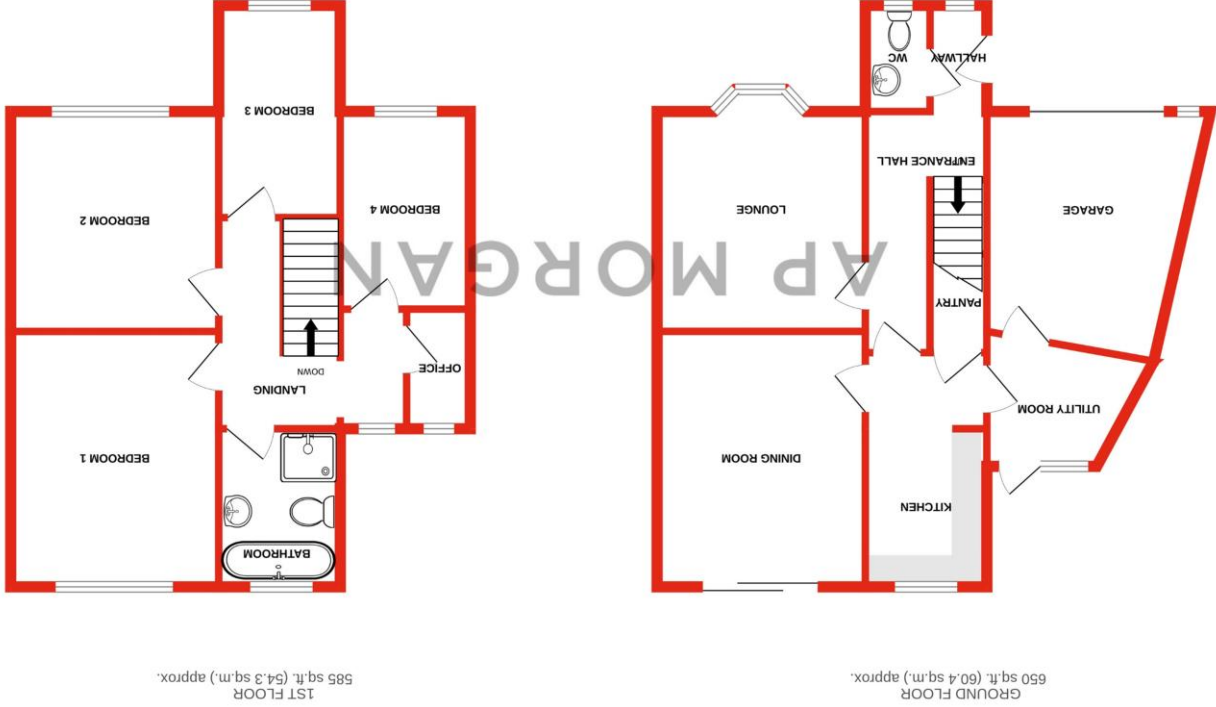
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