

AP MORGAN



Belle Vue, Stourbridge, West Midlands
Offers in excess of £450,000

Features:

- Unique property with versatile layout
- Three bedrooms
- Two reception rooms
- Beautifully landscaped rear garden
- Driveway
- Dry lined cellar
- Stunning garden room
- Spacious dual aspect lounge

Description:

This stunning and truly unique three bedroom property is tucked away on the sought-after Belle Vue in Stourbridge. The property boasts a versatile layout both inside and out and is perfectly positioned close to local amenities and schooling.

The property is approached via a block-paved driveway bordered by a low brick wall, leading up to the front door.

Inside, the bright and welcoming layout immediately sets the tone for the home. The kitchen diner is fitted with sleek cabinetry and a breakfast bar. From here, a rear hallway leads to the inviting snug, as well as bedrooms two and three, which share a stylish, modern family bathroom. This hallway also provides access to the dry lined cellar.

Bedroom one is also located on the ground floor and enjoys the benefit of an en-suite bathroom and French doors that open onto the rear garden. One of the standout spaces in the home is the garden room—an architectural highlight featuring a glass wall that frames the rear garden beautifully, along with skylights that flood the space with natural light. From the garden room, a convenient utility room is accessible, and double doors lead back to bedroom three.

Upstairs, the property reveals another unique feature: a spacious dual aspect lounge with picture window and views over the landscaped garden.



Outside, the rear garden is thoughtfully landscaped, offering a picturesque view of the back of the house. Decking leads from the property onto a generous patio, perfect for outdoor dining or relaxing by the pond, which is safely covered with a secure grate. A lush lawn stretches beyond, bordered by a path, leading to a raised platform with a gazebo, surrounded by an array of plants and trees. Tucked discreetly behind this area is a raised planting area and a summerhouse, currently serving as a home gym. The entire garden is framed by mature planting, creating a serene and private outdoor retreat and a secure gate from the garden provides direct access onto King George V park.

Details:

Kitchen/Diner 22'5" x 11'7" (6.83m x 3.53m) Both Max

Snug 11' x 10'11" (3.35m x 3.33m)

Bedroom One 12'9" x 11'9" (3.89m x 3.58m) Both Max

Bedroom Two 11'1" x 9'10" (3.38m x 3m)

Bedroom Three 15' x 10' (4.57m x 3.05m) Both Max

Bathroom 11'8" x 6' (3.56m x 1.83m) Both Max

Ensuite shower room Bed One

Garden Room 22'8" x 12'5" (6.9m x 3.78m) Both Max

Utility Room 4'5" x 6'3" (1.35m x 1.9m)

Lounge 20'7" x 18'11" (6.27m x 5.77m)

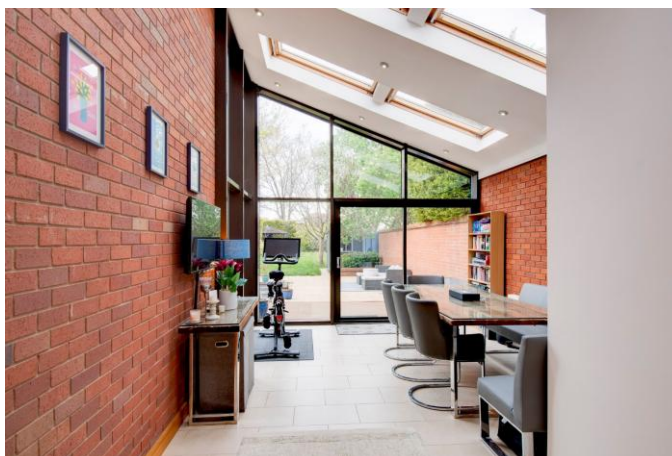
Cellar 10'11" x 9'8" (3.33m x 2.95m)

EPC Rating: C

Council Tax Band: D (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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