

AP MORGAN



Sandon Road, Stourbridge, West Midlands
Offers in the region of £250,000

Features:

- Three bedroom property
- Cul-de-sac location
- Converted garage enhancing space
- Driveway
- Two reception rooms
- Bright conservatory
- Family bathroom and ground floor shower room

Description:

This well-presented three-bedroom home is tucked away in a quiet cul-de-sac on Sandon Road, Stourbridge. Ideally positioned, it offers easy access to local schools, shops, and everyday amenities, with Stourbridge Town Centre just a short distance away.

The property is approached via a tarmacadam driveway, providing ample parking for multiple vehicles and leading to the front entrance.

Inside, a welcoming hallway features stairs rising to the first floor and provides access to the ground floor rooms. The spacious lounge benefits from a bay window, allowing for plenty of natural light, and opens seamlessly into the dining room, offering generous space for family meals and entertaining. From the dining room, you can access both the kitchen—fitted with cabinetry and a recess for freestanding appliances—and the light-filled conservatory, which enjoys pleasant views and direct access to the rear garden.

The kitchen also leads to a versatile reception room with its own entrance from the front of the property, making it ideal for a home office or guest space. Beyond this lies a useful utility/storage area and a ground floor shower room, adding to the property's practicality. A second door from the utility room opens directly into the rear garden.

Upstairs, the property offers three bedrooms, including two comfortable doubles and a single, all benefiting from integrated storage. A well-appointed family bathroom completes the first floor.

To the rear, the garden enjoys a peaceful, tiered layout. A paved patio area adjoining the house provides a perfect spot for outdoor dining or relaxation, with steps leading down to a lawned area bordered by mature trees and planting, creating a private and tranquil setting.



Details:

Entrance Hall

Lounge 15'1" x 11'10" (4.6m x 3.6m) Both Max

Kitchen 11'2" x 7'5" (3.4m x 2.26m)

Dining Room 10'7" x 7'3" (3.23m x 2.2m)

Conservatory 16'11" x 9' (5.16m x 2.74m)

Reception Room 13'10" x 8'11" (4.22m x 2.72m)

Utility Room

Shower Room 5'4" x 5'11" (1.63m x 1.8m)

First floor landing

Bedroom One 14'9" x 8'4" (4.5m x 2.54m) Both Max

Bedroom Two 13'2" x 8'5" (4.01m x 2.57m)

Bedroom Three 9'9" x 6'5" (2.97m x 1.96m)

Bathroom 7'6" x 6'4" (2.29m x 1.93m)



EPC Rating: To be confirmed

Council Tax Band: C (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.

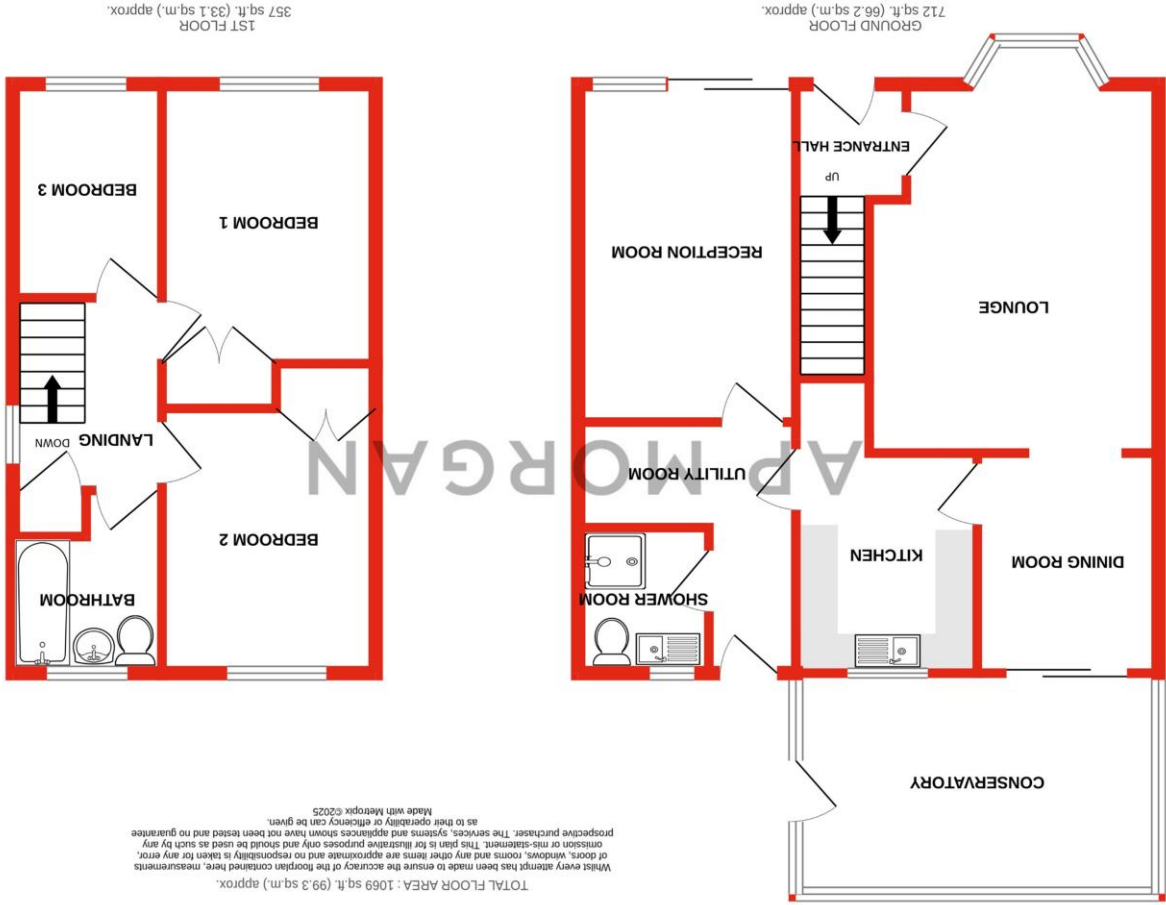
Need a solicitor?

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.

Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.



Whilst 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.

Made with Metropix ©2025