

AP MORGAN



Princes Road, Stourbridge
Offers in excess of £300,000

Features:

- Thoughtfully extended
- Three bedrooms
- Versatile and spacious layout
- South facing garden
- Front driveway
- Family bathroom and ground floor W/C
- Close to Stourbridge Town

Description:

This well-presented and thoughtfully extended three-bedroom home is nestled on Princes Road in Stourbridge. Ideally situated, the property offers convenient access to Stourbridge Town Centre, as well as a range of local schools, shops, and amenities. It also benefits from excellent transport links, extending the property's reach to Birmingham and beyond.

The property is approached via a block-paved driveway that provides ample parking for multiple vehicles and leads to the porch and front door.

The porch opens into a welcoming entrance hall, with stairs rising to the first floor providing access to all ground floor rooms. The lounge is accessed through charming double doors and offers a generous space that accommodates both a lounge area and space for a dining table and chairs. The bright kitchen diner is a stunning addition, featuring fitted cabinetry, a central kitchen island, and French doors opening directly onto the rear garden. A utility room and a ground floor W/C complete this level.

Upstairs, the property boasts three bedrooms, including two spacious doubles and a well-proportioned single. A contemporary family shower room with a walk-in shower completes the upper floor.

Outside, the south-facing rear garden is a true highlight—a real sun trap. A decked area borders the house, providing an ideal space for outdoor dining and entertaining. Steps lead down to a lush lawn surrounded by mature trees and plants, with a pathway leading down the side of the garden. A side gate allows for easy access between the rear garden and the front driveway.



Details:

Entrance Hall

Lounge/Diner 23'6" x 12'9" (7.16m x 3.89m)

Kitchen 21'1" x 12'7" (6.43m x 3.84m)

Utility Room 8' x 5'2" (2.44m x 1.57m)

Ground floor W/C

First floor landing

Bedroom One 12'4" x 11'10" (3.76m x 3.6m)

Bedroom Two 11'10" x 11'1" (3.6m x 3.38m)

Bedroom Three 9' x 8' (2.74m x 2.44m)

Shower Room 7'7" x 7'7" (2.3m x 2.3m)



EPC Rating: C

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?

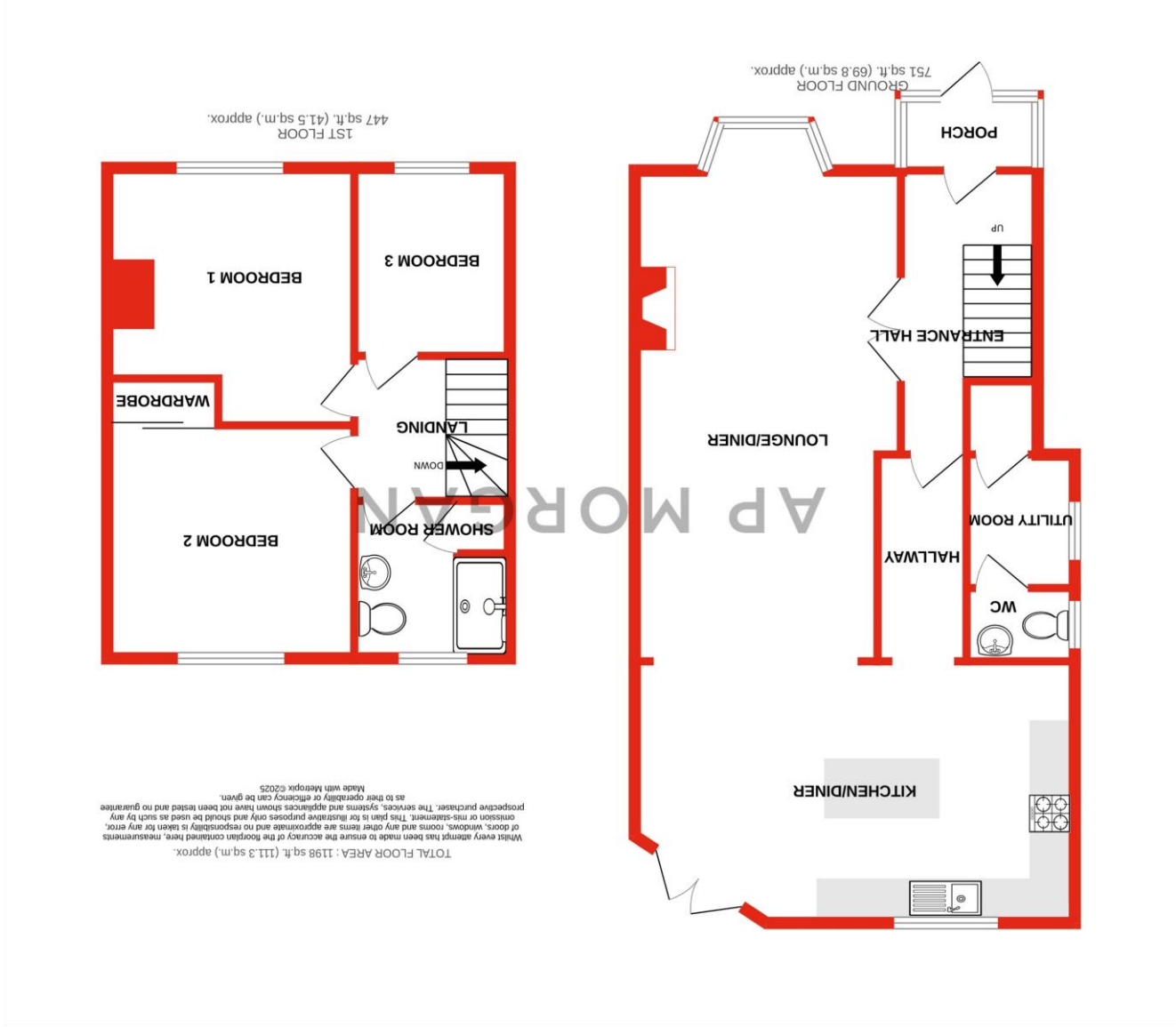
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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.



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.