

**AP MORGAN**



**Crystal Avenue, Stourbridge**  
Asking Price £240,000



**Features:**

- Well-presented semi-detached home
- Popular cul-de-sac location
- Three well-proportioned bedrooms
- Generous lounge & heated conservatory
- Open plan kitchen/diner
- Family bathroom & ground floor w/c
- Attractive rear garden
- Block paved driveway & garage store

**Description:**

Situated in a popular cul-de-sac in Amblecote, Stourbridge, is this deceptively spacious and well-presented semi-detached family home.

The property is approached via a block-paved driveway providing parking for multiple vehicles, with a pathway leading to the front door located at the side of the property.

Inside, the welcoming accommodation briefly comprises: a generous enclosed porch leading through to a useful lean-to store area with access to the rear garden; entrance hall with access to a ground floor guest W/C; and a spacious lounge with a door opening into the conservatory. The conservatory is fitted with both electric underfloor heating and a radiator, making it a comfortable space for year-round use. Completing the ground floor is a good-sized kitchen/diner, fitted with a range of units, a large storage cupboard, and an internal door to the integral garage. The garage is equipped with electrical sockets and lighting and offers potential for conversion into additional living space (subject to regulations).

Upstairs, the first-floor landing gives access to two double bedrooms, a generously sized third single bedroom, and a family bathroom fitted with a shower over the bath.

Located in the sought-after area of Amblecote, this home benefits from excellent local amenities and reputable schools, while offering convenient access to the wide range of shops and restaurants in Stourbridge town centre and the nearby Merry Hill shopping centre.





**Details:**

**Porch** 2.59 x 1.27

**Lean-to Store** 2.67 x 1.50

**Entrance Hall**

**W/C** 0.87 x 1.47

**Lounge** 3.50 x 4.73

**Conservatory** 2.64 x 4.33

**Kitchen/Diner** 6.79 x 3.16 Both max

**Garage** 5.02 x 2.42

**First Floor Landing**

**Bedroom One** 4.87 x 2.68

**Bedroom Two** 3.57 x 2.59

**Bedroom Three** 3.09 x 1.99

**Bathroom** 2.67 x 2.05 Both max



**EPC Rating:** To be confirmed

**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.

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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](http://www.wisermortgageadvice.co.uk)

Property to sell?

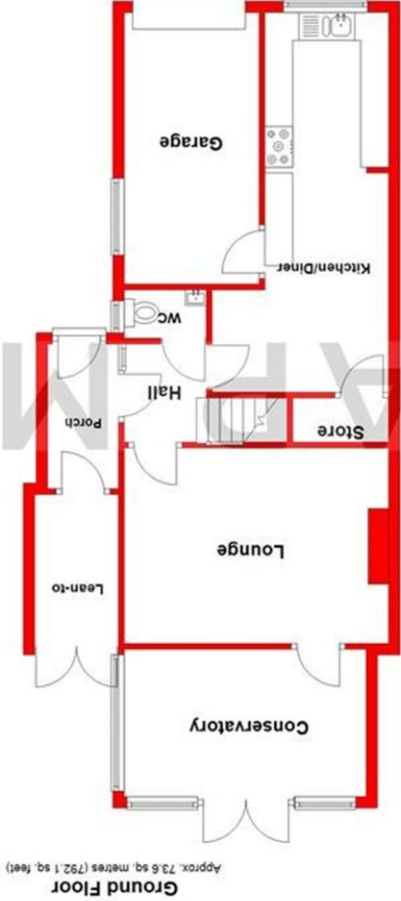
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Total area: approx. 114.3 sq. metres (1230.1 sq. feet)

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Plan produced using Planip.

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