

AP MORGAN



Moorings Crescent, Stourbridge, West
Asking Price £260,000

Features:

- Terraced
- New Build
- Off Street Parking
- 2 Double Bedrooms
- EV Charging
- Ample Storage
- Modern Kitchen and Bathroom
- Great Location and Local Amenities

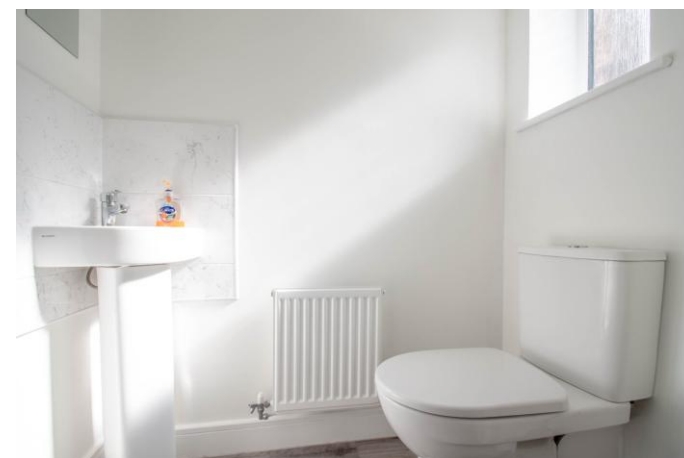
Description:

A generously laid, modern and bright 2-bedroom new build terraced house situated in the popular area of Stourbridge. This stylish and energy-efficient home offers spacious accommodation ideal for first-time buyers, downsizers, or investors. Finished to a high standard throughout, the property is approached via a large gravel and Tarmacadam driveway with a path leading to the front door, providing ample off-road parking.

Set back from the road, the home benefits from a generous driveway and a neat, low-maintenance frontage. A paved path leads to the entrance, enhancing the property's kerb appeal.

Upon entering, you are greeted by a bright and contemporary kitchen located at the front of the property, offering ample storage and workspace. A convenient downstairs WC is located just off the entrance hall. To the rear, the spacious lounge is flooded with natural light and features patio doors opening directly onto the garden, creating a seamless indoor-outdoor flow. The lounge also benefits from a large understairs storage cupboard, ideal for keeping the space tidy and functional.

Upstairs, the property features two double bedrooms. The rear bedroom benefits from a private en suite with shower, adding a touch of luxury and convenience. The front bedroom is also generously sized, and the family bathroom is centrally located, featuring a modern suite with bath and overhead shower.



The rear garden is a standout feature, laid mainly to lawn with patio areas at both the front and rear ideal for outdoor dining or relaxing. A rear gate provides convenient access, perfect for bringing in bikes, garden equipment, or accessing nearby paths.

Moorings Crescent is a quiet and well-established residential area, popular with families and professionals alike. It offers easy access to local amenities, schools, and transport links, including Stourbridge Junction for rail commuters. The area is known for its community feel, proximity to green spaces, and a peaceful environment that makes it a desirable place to live.

Details:

Hallway

Kitchen 3.00 x 1.85

WC 1.55 x 0.88

Lounge Diner 4.69 x 3.98 Max

Landing

Bedroom 1 2.97 x 3.06

En-Suite 3.06 x 0.89

Bathroom 1.84 x 2.03

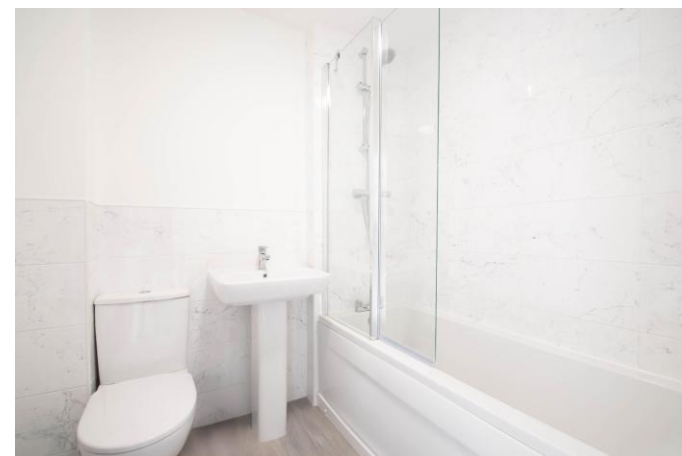
Bedroom 2 2.54 x 3.25

EPC Rating: B

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?

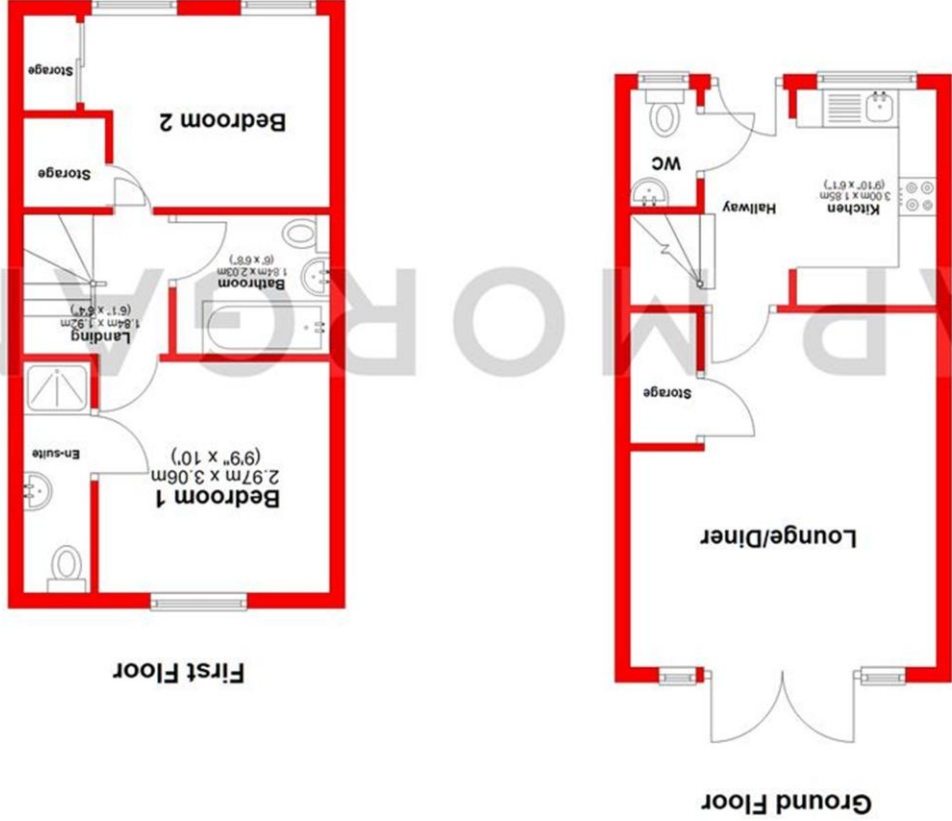
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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Identity Checks

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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.

Plan produced using PlanUp.

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