

AP MORGAN



Brooklands, Stourbridge, West Midlands
Offers Over £215,000

Features:

- 3 Bedroom
- End of Terrace
- Off Road Parking
- Downstairs WC
- Large Rear Garden with Gated Access
- Ample Storage
- Great Location Close to Local Amenities
- Excellent Schools and Transport links

Description:

Welcome to this spacious 3 bedroom end of terrace property, ideally situated in the sought-after Brooklands area of Stourbridge. Offering a well designed layout, modern comforts, and a generous garden, this home is perfect for families, first-time buyers, or those looking to upsize in a friendly and well connected neighbourhood.

At the front, the property features a gravelled driveway providing off-road parking. A side gate offers convenient access to the rear garden, enhancing both privacy and practicality.

Step inside to a welcoming hallway that leads into a bright and spacious lounge. Flowing seamlessly from the lounge is a modern open-plan kitchen/diner, ideal for entertaining or family meals. The kitchen is well-equipped with contemporary fittings and ample storage. A convenient downstairs WC completes the ground floor.

Upstairs, you'll find three well-proportioned bedrooms. Bedroom 1 and Bedroom 3 are both comfortable double rooms, offering plenty of space and natural light. Bedroom 2 is ideal as a guest room, nursery, or home office and benefits from fitted wardrobes, providing excellent built-in storage. The family bathroom is a 4-piece suite, featuring both a bath and a separate shower for added convenience.

The rear garden is a standout feature of this home. It begins with a patio area perfect for outdoor dining, followed by a lush lawn ideal for play or relaxation. At the far end, a gravelled section leads to a wooden shed.



Brooklands is a popular residential area known for its welcoming community and excellent local amenities. Families will appreciate the proximity to reputable schools, parks, and leisure facilities. The area also boasts a variety of shops, cafés, and restaurants. With strong transport links and easy access to nearby towns and city centres, Brooklands offers both convenience and charm.

Details:

Hallway

WC

Lounge 4.41 x 3.60

Kitchen / Diner 2.77 x 5.72 Max

Landing

Bedroom 1 3.39 x 3.53 Max

Bedroom 2 4.41 x 2.09

Bedroom 3 2.11 x 3.41

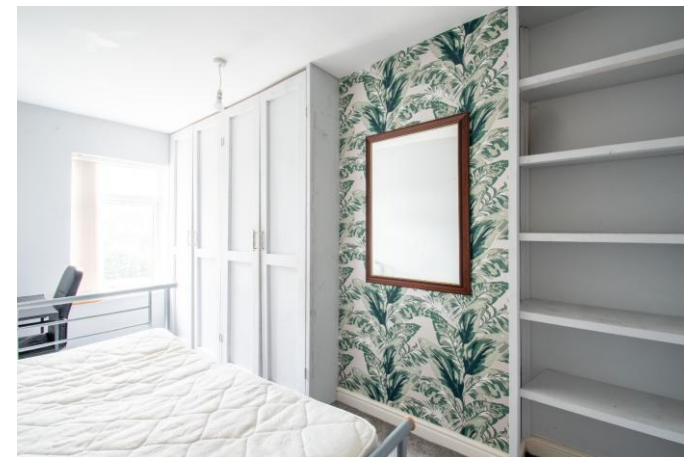
Bathroom 2.22 x 2.21

EPC Rating: D

Council Tax Band: A (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 Wisser 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.wissermortgageadvice.co.uk

Property to sell?

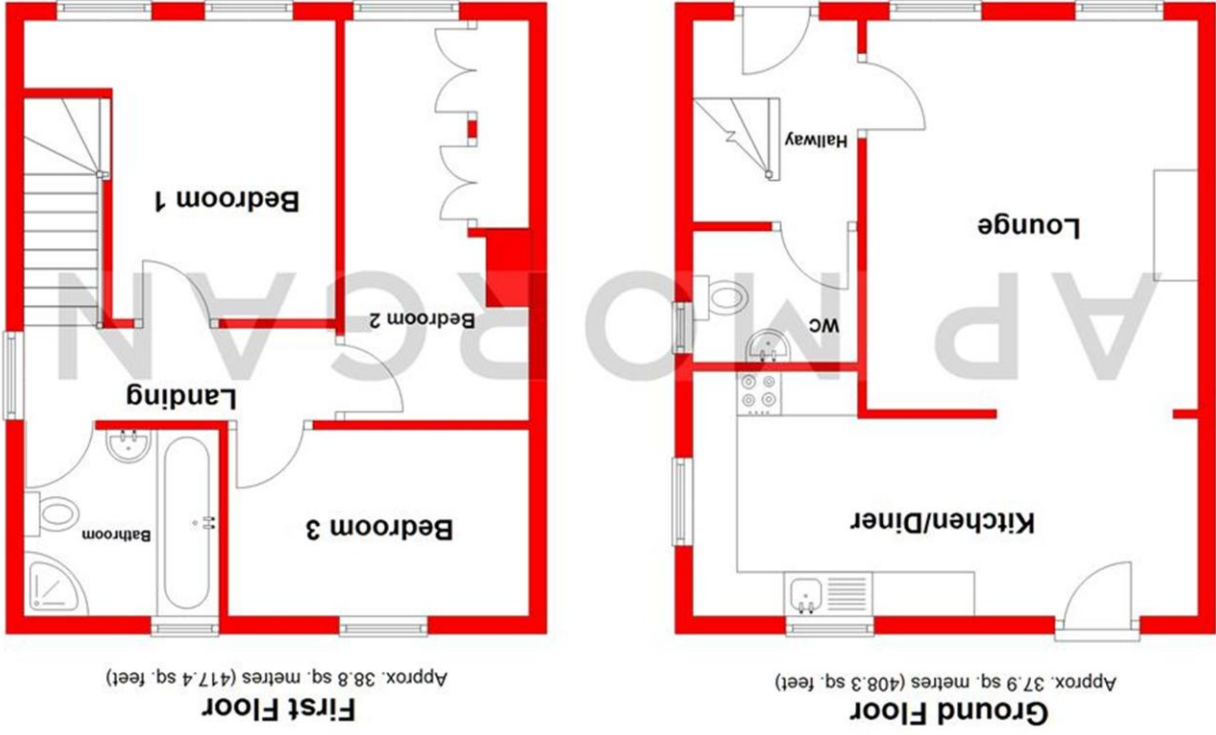
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



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 misstatement. 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.

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.