

**AP MORGAN**



**Park Road West, Stourbridge**  
Guide Price £230,000



**Features:**

- Two double & one single bedrooms
- Generous living room
- Large dining room
- Comfortable kitchen
- Ample conservatory
- Large external garage
- Spacious grass-laid rear garden
- Off street parking

**Description:**

Welcoming you to this three-bedroom, semi-detached family home in Stourbridge, offering convenience with local amenities, well-regarded schools, shops, and transport links all within proximity.

Upon arrival, you are greeted by a driveway at the front and a side gate providing access to the rear garden and garage, ideal for additional parking or storage.

Stepping inside, the hallway leads into the living room, which features a large bay window and an attractive fireplace. The dining room also includes a classic fireplace and gives access to both the conservatory and the kitchen. The kitchen offers generous storage cupboards along with a cooker and gas hob, while the conservatory is a spacious and inviting area, perfect for furniture and relaxation, with bi-fold doors opening out to the rear garden.

On the first floor, the landing leads to two well-sized double bedrooms—one with a bay window—and a single bedroom. The bathroom on this floor includes a sink, toilet, and a corner bathtub with an overhead shower.

The rear garden begins with a paved area and access to the garage, followed by a low-maintenance lawn bordered by bushes and shrubbery, with a path running along the left-hand side to the back of the garden.





This property is ideally positioned for access to well-regarded schools and is within easy reach of a range of shops, pubs, and restaurants. Local bus services provide connections into Stourbridge town centre, which offers further shopping and leisure facilities, along with bus and rail links to Birmingham, Merry Hill, Kidderminster, and beyond.

**Details:**

**Hall**

**Living Room** 10'11" x 11'5" (3.33m x 3.48m)

**Dining Room** 10'6" x 11'5" (3.2m x 3.48m)

**Kitchen** 7'11" x 5'11" (2.41m x 1.8m)

**Conservatory** 9'5" x 14'4" (2.87m x 4.37m)

**Garage** 17'11" x 10'3" (5.46m x 3.12m)

**Landing**

**Bedroom One** 10'11" x 10'7" (3.33m x 3.23m)

**Bedroom Two** 10'6" x 11'4" (3.2m x 3.45m)

**Bedroom Three** 7'3" x 6'4" (2.2m x 1.93m)

**Bathroom** 7' x 5'5" (2.13m x 1.65m)

**EPC Rating:** D

**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 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](http://www.wissermortgageadvice.co.uk)

### Property to sell?

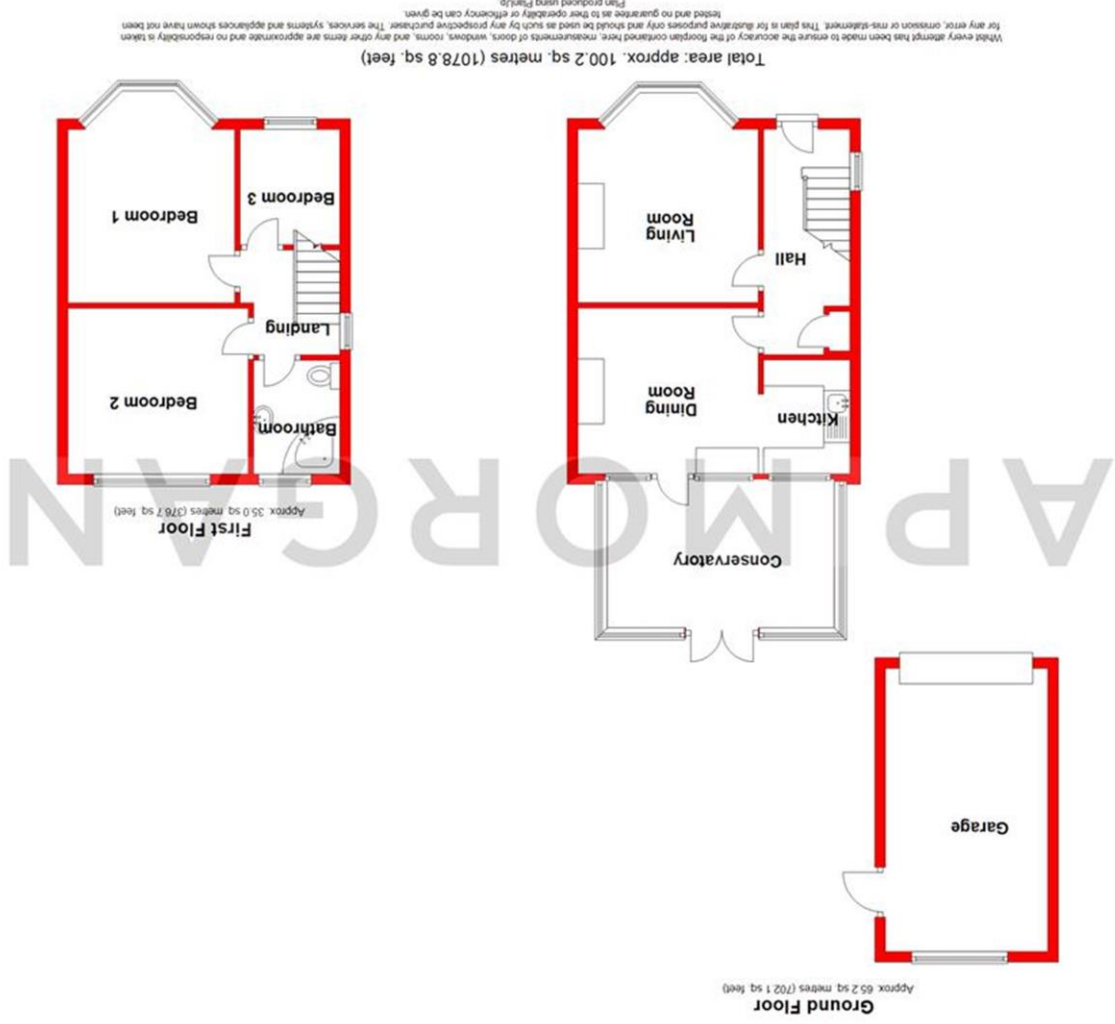
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



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