

**AP MORGAN**



**New Street, Wordsley, Stourbridge**  
Asking Price £230,000



**Features:**

- Well-presented three bedroom end-terraced house
- Driveway with EV charge point
- Garage and additional parking to rear
- Stylish fitted kitchen/diner
- Lounge overlooking the rear garden
- Modern family bathroom
- Landscaped sunny aspect rear garden
- Popular location of Wordsley

**Description:**

An excellent opportunity to purchase this well-presented three-bedroom end-terraced home, benefitting from a private driveway, garage, and further parking options to the rear. The property occupies a popular and convenient location within Wordsley, Stourbridge.

The attractive frontage is approached via a gravelled driveway providing off-road parking, flanked by hedgerows, with the added benefit of an electric vehicle charging point. A private driveway continues along the right hand side of the property, leading to the garage with additional parking in front.

Once inside, the particularly well-presented interior briefly comprises an entrance hallway with understairs storage, a well-proportioned lounge with large double-glazed sliding doors opening to the rear garden, and a modern fitted kitchen/diner. The kitchen offers a range of sleek wall and base units, an integrated double oven and electric hob, and space for an American-style fridge freezer.

Upstairs, the first-floor landing gives access to three bedrooms: a generous double bedroom with a built-in store cupboard, a second double bedroom also with storage space and elevated views over the rear garden and Clent Hills beyond, and a single bedroom with a bespoke fitted cabin bed. The accommodation is completed by a modern family bathroom with a shower over the bath. A large loft space also offers excellent potential for conversion, subject to the relevant permissions.





Outside, the south-easterly facing rear garden is arranged over two levels, beginning with a raised patio seating area complete with garden tap and brick-built BBQ. Steps lead down to a lawned garden with mature shrub borders providing privacy, and a rear gate gives access to the garage and additional parking.

The property is ideally placed for families and commuters alike, with King George V Park, local shops, a library, health centre, and schools all nearby. Wordsley also benefits from excellent road links into Stourbridge, Kingswinford, and the wider West Midlands, making this a highly desirable and well-connected location.

#### **Details:**

##### **Entrance Hall**

**Kitchen/Diner** 6.13 x 2.61 Both max

**Lounge** 3.44 x 4.40

##### **First Floor Landing**

**Bedroom One** 3.56 x 2.66

**Bedroom Two** 3.44 x 2.66

**Bedroom Three** 2.63 x 1.64

**Bathroom** 2.36 x 1.64

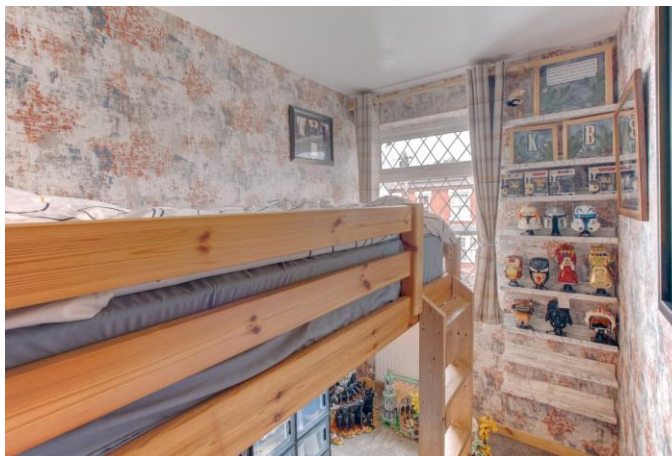
**Garage** 4.70 x 2.54

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

Property to sell?

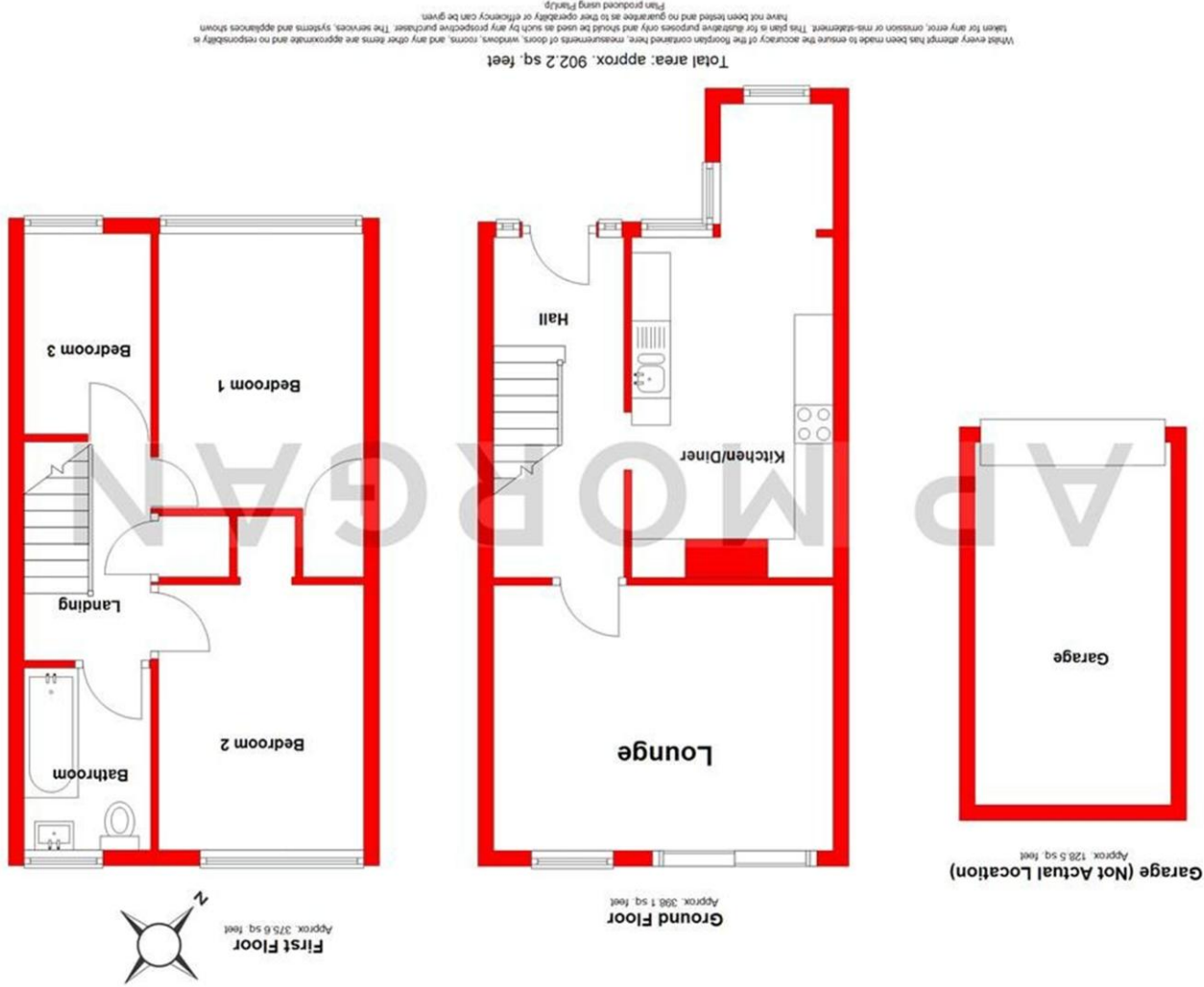
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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