

**AP MORGAN**



**Sandfield Road, Stourbridge**  
Asking Price £200,000



**Features:**

- Offered with no onward chain
- Semi-detached house
- Two double bedrooms
- Open plan lounge & dining room
- Kitchen
- Covered side entry with store cupboards
- Generous south-easterly facing rear garden
- Driveway

**Description:**

Offered with no onward chain is this well-presented, two bedroom semi-detached home situated in a popular and well-established location of Wordsley, Stourbridge.

The property is set back from the road behind a gravelled frontage, providing parking for multiple vehicles and screened by a mature hedgerow for added privacy.

Inside, the well-planned accommodation briefly comprises an entrance hall, a fitted kitchen, and a dining room with a rear-facing window overlooking the garden. The dining area flows through to a well-proportioned lounge featuring a bay window to the front aspect. A particularly practical feature of the property is the spacious covered side entry, which includes access to a generous store cupboard (with potential for multiple uses) along with a further storage room. The entry also provides doors to the front and rear, allowing access to the garden without passing through the main house.

Upstairs, the first floor landing gives way to two double bedrooms, both benefitting from fitted storage, together with a family bathroom fitted with a three-piece suite including shower over the bath.

Externally, the property enjoys a generous south-easterly facing rear garden. It is arranged with an initial paved seating area, leading to a wide lawn and a further patio space, all enclosed by timber fencing.

The property is ideally located in the ever-popular area of Wordsley, close to a wide range of everyday amenities and



well-regarded local schools. Stourbridge town centre, Merry Hill and Kingswinford are all within easy reach, and Stourbridge Junction railway station offers direct services into Birmingham and beyond. For those who enjoy the outdoors, the Staffordshire and Worcestershire Canal and nearby parks provide attractive spots for walking and leisure, making this a convenient and well-connected place to live.

**Details:**

**Entrance Hall**

**Lounge** 3.39 x 3.45 Max into bay

**Dining Room** 3.15 x 3.39 Both max

**Kitchen** 3.80 x 2.22 Both max

**Covered Side Entry** 1.17 x 4.72

**Store** 2.58 x 2.04

**Store** 0.78 x 2.04

**Bedroom One** 4.40 x 2.82

**Bedroom Two** 3.15 x 3.67 Max incl storage

**Bathroom** 1.80 x 1.63

**EPC Rating:** D

**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?

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Property to sell?

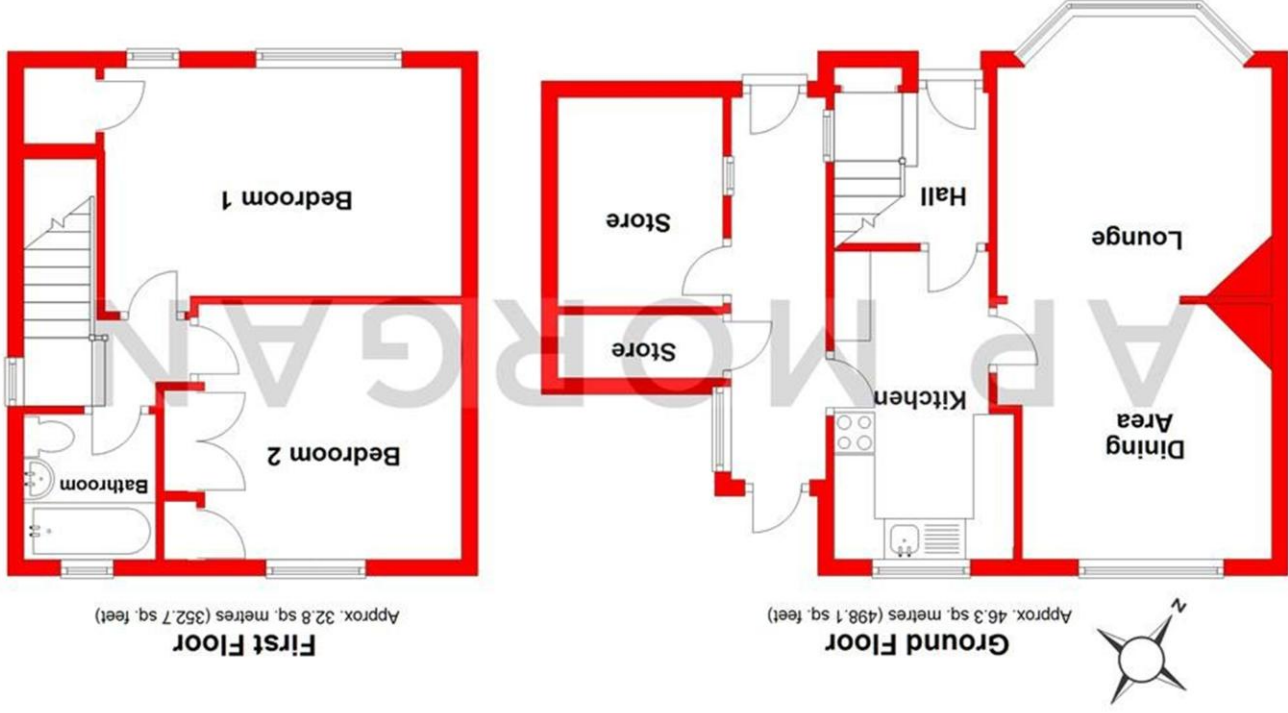
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Total area: approx. 79.0 sq. metres (850.8 sq. feet)

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Plan produced using Planlup.

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