

AP MORGAN



Kensington Gardens, Stourbridge, West Midlands
Offers in the region of £230,000

Features:

- 3 Bedroom Semi-Detached
- Off Road Parking and Double length Garage
- Downstairs WC
- Conservatory
- Landscaped Front Garden
- Private Rear Garden
- Quiet Sought after Cul-de-sac
- Close to local amenities woodland walks and Schools

Description:

This well-presented three-bedroom semi-detached home is set in a sought-after residential area, offering generous living space and a versatile layout, perfect for modern family life.

On the ground floor, the property welcomes you with an entrance hall, with access to a convenient downstairs WC with bidet built into the toilet, the hall then leads to a spacious open-plan lounge/dining room, ideal for relaxing or entertaining. The adjoining kitchen benefits from a separate pantry and provides direct access to the double length integral garage, with room for extension subject to planning and a Full-length car inspection pit. The ground floor is complete with a charming conservatory, which in turn opens onto the private rear garden.

Upstairs, the first floor comprises three well-proportioned bedrooms, including a generous main bedroom with built-in storage. The family shower room serves all three bedrooms, while the landing provides additional storage space. The Loft space is Fully Boarded with fitted ladder, lights and power outlet.

Externally, the property enjoys a landscaped front garden with driveway parking leading to the garage. To the rear, the garden offers a mix of patio areas, mature planting and a feature archway, creating a delightful outdoor retreat perfect for al fresco dining or gardening enthusiasts. A garden shed complete with power and lights.



Located in a popular neighbourhood, this home is within easy reach of local schools, shops, and transport links, making it an excellent choice for families and commuters alike.

Details:

Entrance Hall

Lounge / Dining Room 6.68 x 3.67 Max

Kitchen 2.48 x 2.18

Pantry

Conservatory 1.68 x 4.30

Garage 10.00 x 2.75 Max

Landing

Bedroom 1 3.20 x 2.70

Bedroom 2 3.44 x 3.05

Bedroom 3 2.51 x 2.09

Bathroom 1.74 x 1.77

EPC Rating: F

Council Tax Band: C (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us



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?

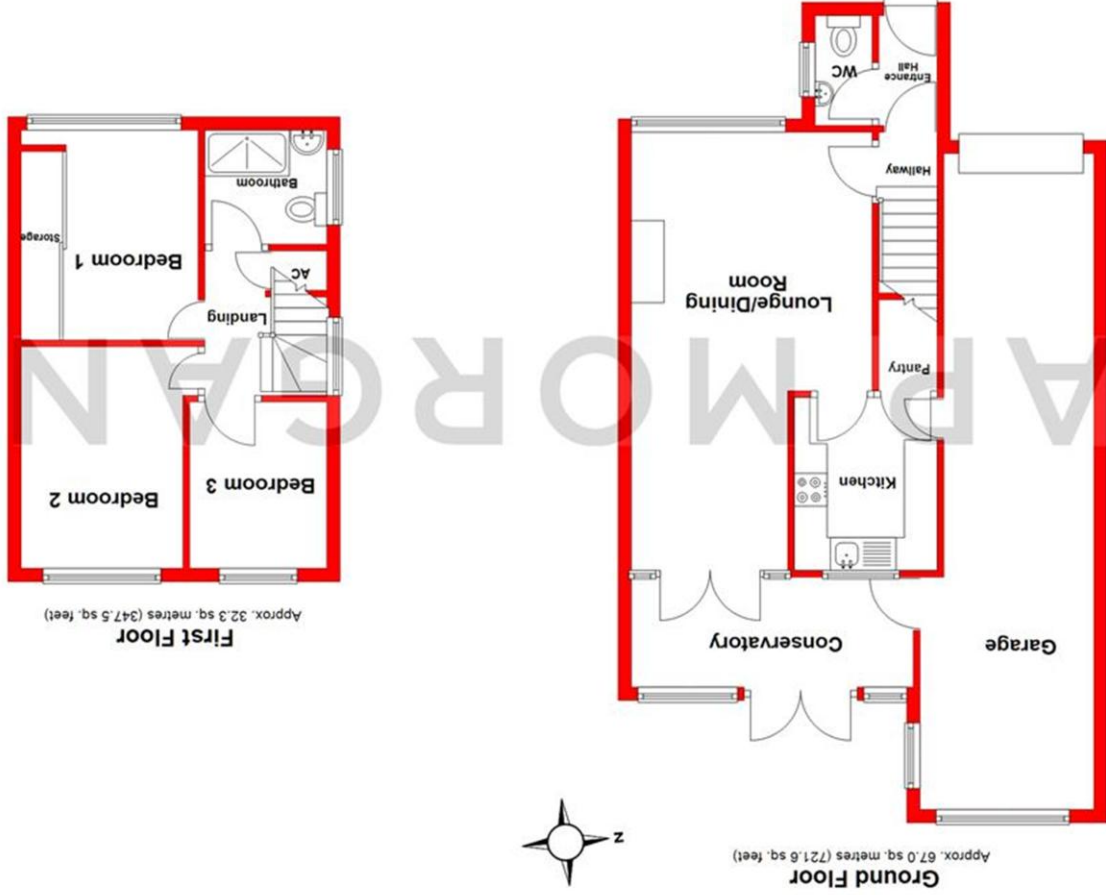
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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.