

Features:

- Stunning semi-detached house
- Thoughtfully extended
- Renovated throughout
- Four bedrooms
- Two bathrooms and ground floor W/C
- Landscaped rear garden
- Spacious driveway

Description:

A fantastic opportunity to purchase this thoughtfully extended and lovingly renovated four-bedroom home, nestled on Grange Lane in Stourbridge. The property has been thoughtfully updated to maximise space, combining original character with a modern, high-quality finish to create a fantastic family home.

The property is approached via a spacious gravelled driveway providing ample parking for multiple vehicles, leading up to a charming porch and front door.

Inside, the porch opens into an inviting entrance hall, where the home's unique character is immediately apparent, featuring a distinctive layout. Stairs from the entrance hall rise to the first floor.

The ground floor offers two reception rooms, with the main lounge enjoying French doors that open directly onto the rear garden. At the heart of the home is the stylish kitchen/diner, complete with sleek fitted cabinetry, a breakfast bar, and plenty of space for a dining table and chairs—ideal for both everyday living and entertaining. French doors here also lead out to the garden, creating a lovely sense of flow between indoor and outdoor spaces. A convenient W/C completes the ground floor.

On the first floor, the property offers four bedrooms, including two generously sized doubles and two well-proportioned singles. The principal bedroom benefits from its own en-suite shower room, while a stunning and spacious family bathroom—complete with a double-ended bath and separate shower—completes the level.

The top floor boasts a versatile loft room, complete with Velux windows that offer fantastic views over the surrounding area.

To the rear, the landscaped garden features a patio area that borders the house, leading onto a lush lawn. Mature plants and trees border the space, creating a private and peaceful setting.













Details:

Porch

Entrance Hall

Kitchen/Diner 26'4" x 15'2" (8.03m x 4.62m) Both Max

Lounge 14'5" x 10' (4.4m x 3.05m) Both Max

Reception Room 11'7" x 10' (3.53m x 3.05m)

W/C

First floor landing

Bedroom One 14'5" x 10'10" (4.4m x 3.3m)

Bedroom Two 11'1" x 10'6" (3.38m x 3.2m)

Bedroom Three 12'11" x 6'5" (3.94m x 1.96m)

Bedroom Four 9'6" x 8'5" (2.9m x 2.57m)

Bathroom 10' x 7'9" (3.05m x 2.36m)

Ensuite Shower Room

Second Floor Landing

Loft Room 13'2" x 7'10" (4.01m x 2.4m)

EPC Rating: To be confirmed

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.



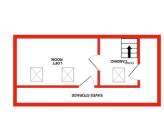


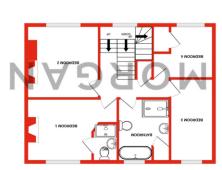


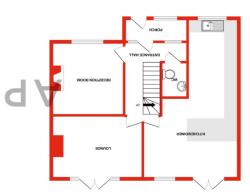












Willing few District Durp to Description of the Company of the Com TOTAL FLOOR AREA: 1557 sq.ft. (144.7 sq.m.) approx.

Need a mortgage?

www.wisermortgageadvice.co.uk on 01384 319 400, or visit their website for more information: The initial appointment is free and without obligation. Call us more quickly than if you were dealing with lenders directly. mortgage deal. They typically achieve mortgage offers much market for you to ensure you get the right lender and We recommend Wiser Mortgage Advice. They will search the

Property to sell?

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

Meed a solicitor?

on cost and very reliable. Just ask for a quote. involved. We will instruct a reputable firm that is competitive buying/selling process, reducing the stress levels of all A good solicitor can save you literally weeks of time in the

Identity Checks

a memorandum of sale on the property you would like to buy. be paid and the checks completed in advance of the issuing of and monitoring which might be required. This fee will need to cover the cost of obtaining relevant data, any manual checks VAT per buyer and this is a non-refundable fee. These charges property you wish to buy. The cost of these checks is £39 + will contact you once you have had an offer accepted on a partnered with a third party supplier to undertake these who laundering checks on all those buying a property. We have Estate Agents are required by law to conduct anti-money

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. 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 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 any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any 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