

AP MORGAN



Castle Grove, Stourbridge, West Midlands

Offers in excess of £375,000

Features:

- No onward chain
- Four bedroom semi detached
- Loft room
- Two reception rooms
- Kitchen/ Diner
- Garage
- Spacious rear garden
- Popular location
- Council Tax Band - D

Description:

No onward chain

Presenting this delightful family home with four bedrooms, a loft room, two reception rooms, and a spacious rear garden within a popular cul-de-sac location.

Located in Stourbridge full of well-regarded schools, just a short distance from the train station, 0.4 miles from Oldswinford high street for local amenities. 1.3 miles from Stourbridge town centre for supermarkets, shops, and restaurants.

Inside, the layout comprises a porch, entrance hall with under stairs storage, two reception rooms, the second with access to the rear garden, kitchen/diner with further access to the rear, garage with electrics and plumbing. Upstairs there are four bedrooms, three of which are generous doubles, completing this floor is a bathroom with shower over bath. The second bedroom has access to the loft room which has been fully boarded, velux window and has storage space in the eaves surrounding this space could be easily convertible with a fixed staircase (STPP).

Outside to the front of the property is a driveway leading to the garage with side-hung doors and side access to the rear garden, which is a generous size.



Details:

Porch

Entrance Hall

Lounge 12'6" x 11'3" (3.8m x 3.43m)

Reception Room 11'11" x 11'3" (3.63m x 3.43m)

Kitchen/ Diner 8'10" x 14'10" (2.7m x 4.52m)

Garage 16'11" x 7'4" (5.16m x 2.24m)

First Floor Landing

Master Bedroom 12'5" x 11'3" (3.78m x 3.43m)

Bedroom Two 12' x 11'3" (3.66m x 3.43m)

Bedroom Three 19'11" x 7'11" (6.07m x 2.41m)

Bedroom Four 10'5" x 6'5" (3.18m x 1.96m)

Bathroom 8' x 6'5" (2.44m x 1.96m)

Loft Room 12'7" x 12'2" (3.84m x 3.7m)



EPC Rating: D

Council Tax Band: D (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

Property to sell?

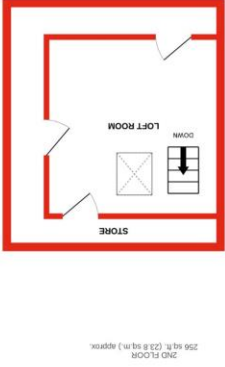
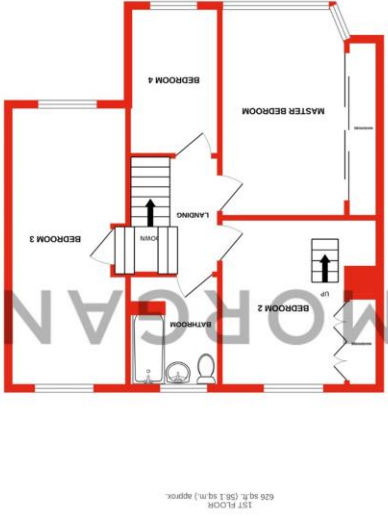
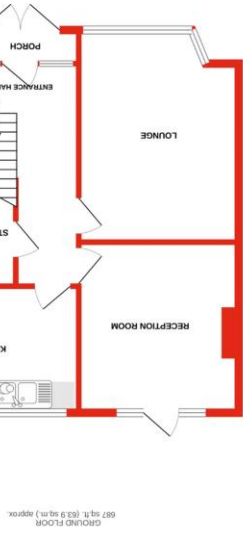
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.



TOTAL FLOOR AREA : 1569 sq.ft. (145.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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