



**Collis Street, Stourbridge**  
Offers in the Region Of £150,000



**Features:**

- \*\*\*NO ONWARD CHAIN\*\*\*
- Period Two Bedroom Terraced Property
- Two Reception Rooms
- Modern Kitchen With Skylights
- Spacious Master Bedroom
- Generous Family Bathroom
- Easily Maintained Rear Garden
- EPC - TBC

**Description:**

AP Morgan are pleased to present this charming Two Bedroom Period Terraced property in Amblecote, Stourbridge. Being offered with NO ONWARD CHAIN. This property benefits from being well situated and in close proximity to Stourbridge ring road, this property has excellent road links to Stourbridge Town Centre, Merry Hill and Birmingham City Centre making it convenient for commuting. This property is also very accessible to local shops and amenities, good local schools, and several supermarkets. The property in brief comprises of: Entrance in to front reception room currently being used as a Dining Room with restored fireplace, under stair storage, Lounge also with restored fireplace, as well as being wired for surround sound systems and has shelving for storage. The modern Kitchen benefits from gas hob, oven as well as an integrated AEG dishwasher, space for fridge/freezer and washer/dryer as well as having skylights, lighting in upper cupboards and French Door access to rear Garden. Upstairs the property offers a pleasant Landing, a Generous Master Bedroom with wardrobes, a second Double Bedroom overlooking the back of the property with built in cupboard for extra storage and Family Bathroom with a large walk-in shower, separate bath, bidet and heated towel rail. Outside and to the rear, is a patio area with brick garden store. Through the gate there is a well maintained lawn leading to a pleasant view of Coalbourne Brook. To the side of the property, a shared alleyway providing extra storage leading to the front of the property which hosts a small front garden with chippings making it easy to maintain. This property is ideal for first time buyers, and must be seen to be appreciated.





**Details:**

**Dining Room**

11' 0" x 11' 9" (3.35m x 3.58m)

**Cupboard**

**Lounge**

12' 8" x 11' 9" (3.86m x 3.58m)

**Kitchen**

16' 3" x 8' 7" (4.95m x 2.61m)

**Bedroom One**

11' 0" x 11' 1" (3.35m x 3.38m)

**Bedroom Two**

12' 3" x 11' 9" (3.73m x 3.58m)

**Bathroom**

13' 1" x 6' 4" (3.98m x 1.93m)

**Cupboard**



**EPC Rating:**

**Council Tax Band:** (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 Morgan Financial Solutions. 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.morganfs.co.uk](http://www.morganfs.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.

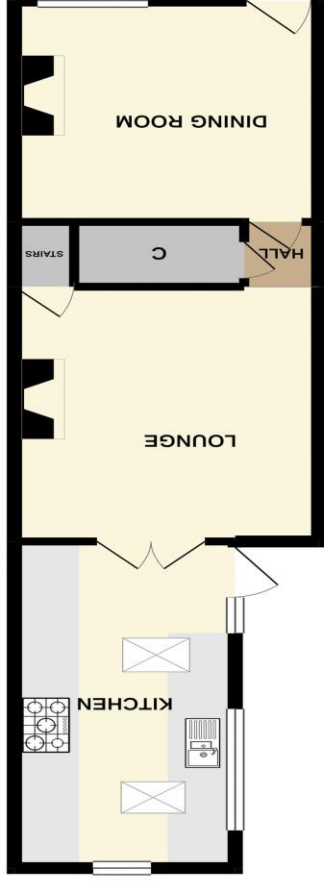
### Need a solicitor?

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.

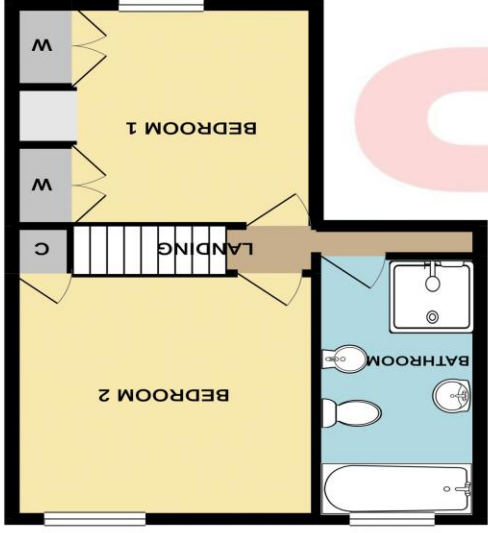
### Need a removal company and storage?

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](http://cuberemovals.co.uk), to arrange a survey.

GROUND FLOOR  
456 sq. ft. (42.3 sq. m.) approx.



1ST FLOOR  
394 sq. ft. (36.6 sq. m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, 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. Made with Metropix ©2019

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