



Stoney Bridge, Stourbridge
Offers in the Region Of £400,000

Features:

- Well-presented Semi-detached House
- Lounge
- Kitchen/snug & Conservatory/diner
- Utility & G.F. W.C.
- 4 bedrooms & study
- Ample off-road parking & garage
- Gas C.H. & double glazing
- EPC rating E

Description:

A very -well presented and extended 4 bedroom semi-detached house overlooking open countryside. The property briefly comprises, porch, hall, dual aspect lounge with feature fireplace and french doors to the conservatory. The modern fitted kitchen benefits from matching units and cupboards, island unit having integrated hob with motorised down-draft type extraction; there is also integrated double oven, dishwasher, full sized fridge and freezer. Off the kitchen is the utility area with space and connections for a washing machine, then leading to the guest W.C. A door from the kitchen also leads to the conservatory which has a dining area and seating area, leading on to the rear garden. Upstairs on the first floor is bedroom 1 having 2 built-in wardrobes and a storage cupboard, bedroom 2 also with built-in wardrobe, and bedroom 3 with built-in wardrobes and shelving. Finally the house bathroom has a corner shower, bath, and vanity unit with basin and W.C. Rising to the second floor gives bedroom 4 with full eaves storage, and the study with built-in furniture and access to further eaves storage. Outside to the front is a lawn, and ample off-road parking for up to 8 cars, access to the garage, and the gate to the rear garden which has 2 patio areas, lawn and planted borders, and views over open countryside. The property further benefits from gas central heating, double glazing, and is well placed for access to shops and facilities in Fairfield and Romsley, several popular pub/restaurants in Fairfield, Belbroughton, Bromsgrove, Hagley, and Redditch, with commuter routes to the M5 and M42 and onward to Birmingham and Worcester.



Details:

Porch

Hall

Lounge

14' 3" x 11' 9" max (4.34m x 3.58m)

Kitchen/Snug

20' 0" x 20' 6" (6.09m x 6.24m)

Conservatory/Diner

17' 5" x 9' 4" (5.30m x 2.84m)

Utility

7' 6" x 6' 2" (2.28m x 1.88m)

W.C.

Stairs rise to first floor

Bedroom 1

14' 6" x 9' 9" (4.42m x 2.97m)

Bedroom 2

11' 5" x 9' 10" (3.48m x 2.99m)

Bedroom 3

11' 5" x 6' 10" (3.48m x 2.08m)

EPC Rating: E

Council Tax Band: D (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on
01527 910 300.



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 01527 910 300, or visit their website for more information: 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.

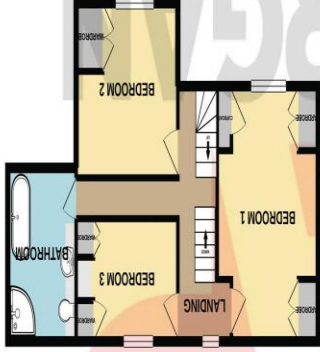
Need a removal company and storage?

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, to arrange a survey.

GROUND FLOOR
1011 sq. ft. (94.0 sq. m.) approx.



1ST FLOOR
515 sq. ft. (47.5 sq. m.) approx.



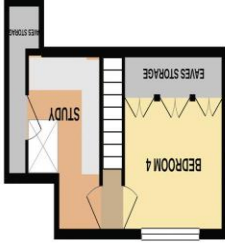
TOTAL FLOOR AREA: 1768 sq. ft. (164.3 sq. m.) approx.

ESTATE AGENTS

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 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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2ND FLOOR
242 sq. ft. (22.5 sq. m.) approx.



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