



Field Close, Stourbridge
Offers in The Region of £165,000

Features:

- Well presented semi-detached house
- 2 double bedrooms
- Pleasant lounge/diner
- Heated conservatory
- Fitted kitchen & large utility room
- Ground floor W.C. & refitted shower room
- Gated driveway for 4 cars
- EPC rating D

Description:

A most well presented, two double bedroom semi detached home close to facilities. The rear of the property faces South and is placed on an ample plot with excellent gated parking to front. The layout briefly comprises: Small inset porch leading to a pleasant hallway. Lounge/diner with bow window to front, wall mounted contemporary electric fire to chimney breast. Sliding patio doors open to reveal the rear conservatory, having double doors to the garden and radiator to wall. Fitted kitchen offering a good range of wall and base units, double oven, gas hob, grey corner sink with drainer aside, plumbing for a washing machine. A stable door to side leads off to a good sized utility room, having further work surfaces, ample space for appliances, tiled floor, pvc doors at each end and access to the modern ground floor w.c. to front.

The first floor is given over to the main bedroom one to front with storage cupboard over the stairs, bedroom two sits to the rear and both rooms have grey carpeting to floor. The modern shower room has a walk-in shower enclosure, white sink and w.c., as well as being fully tiled.

Outside: The front garden has a gated entrance enclosing a block paved area large enough to accommodate 4 cars, the rest of the space has been gravelled to provide easier maintenance of the frontage. The Sunny aspect rear garden offers firstly a brick store with internal power, paving leading onto the lawn with well established colourful borders to sides and painted fences. Other benefits include: Combi gas central heating to radiators, double glazing, drop down ladder to a boarded loft space.

The local area has bus connections at the end of the road towards Cradley, Quarry Bank and Merry Hil Shopping Centre, as well as Stourbridge town centre for further shopping and rail connections. There is a convenience store close by, several supermarkets a short drive away, as well as primary and secondary schooling.



Details:

Porch

Hall

Lounge/Diner

19' 5" x 10' 5" (5.91m x 3.17m)

Conservatory

9' 9" x 7' 4" (2.97m x 2.23m)

Kitchen

12' 2" x 6' 5" (3.71m x 1.95m)

Utility

15' 0" max x 6' 7" max (4.57m x 2.01m)

W.C.

Brick Shed

8' 0" x 3' 0" (2.44m x 0.91m)

Stairs rise to first floor

Bedroom 1

13' 9" x 9' 2" (4.19m x 2.79m)

Bedroom 2

11' 0" x 10' 0" (3.35m x 3.05m)

EPC Rating: D

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.



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

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.

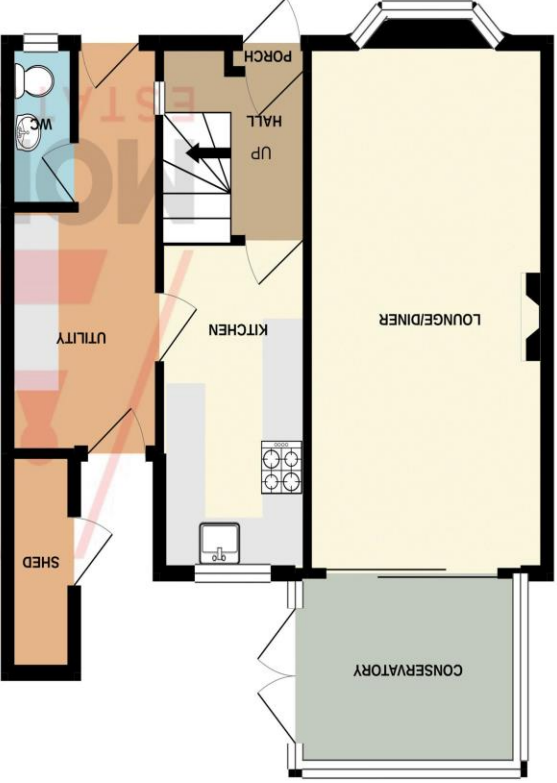
Need a solicitor?

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.

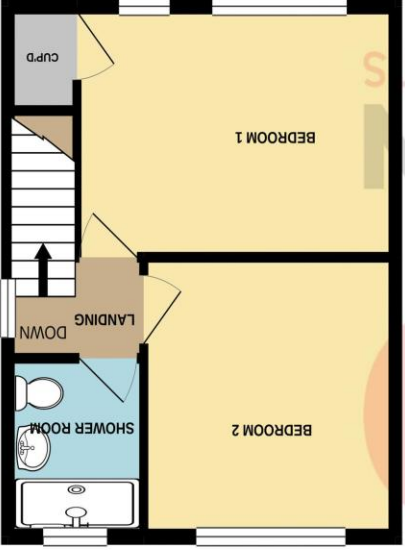
Need a removal company and storage?

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
513 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 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 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 Hbtopix ©2020

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 authority to give 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.