



**Brockmoor Close, Stourbridge**

Offers in the Region Of £315,000



**Features:**

- Semi detached house
- Four bedrooms
- Two reception rooms
- Kitchen/breakfast room
- Bathroom and guest WC
- Well maintained rear garden
- Driveway
- EPC - TBC

**Description:**

This beautifully presented four bedroom family home, located in Pedmore, ideal for local shops, amenities and schooling. The property in brief: Study with a height adjustable electric standing desk that can also pull out, lounge/diner with fireplace and a Juliet balcony overlooking the rear garden. The kitchen/breakfast room has an integrated electric hob and oven, wine rack and a breakfast bar. There is also space for a fridge/freezer and a washing machine. There is also a guest WC for convenience. Downstairs: The spacious bedroom one offers a range of fitted storage, including overhead cupboards. Double bedroom two has a wardrobe with built in vanity, and there is a further well proportioned third bedroom. Bedroom four benefits from having a built in bed with ample storage underneath, as well as over head storage cupboards and a built in desk. The family bathroom has a bath with shower area and a bidet, as well as having a range of cupboards, heated towel rail, electric underfloor heating and is fully tiled. Outside: The rear garden has been well maintained, and has a patio area for furniture, a lawn and space for a shed. To the side of the property is an additional patio area, ideal for storage or further furniture. To the front is a driveway for off-road parking, and access to the side and rear garden. Further benefits of this property include: A new gas combi boiler, underfloor heating (wet system) operated by gas combi boiler, in all bedrooms with individual controllers, cavity wall insulation and an insulated loft, laminate oak flooring throughout the first floor and laminated flooring to the ground floor. This property is ideally located for families due to its close proximity to good local schooling for all ages. For commuters, Stourbridge Junction is nearby, providing rail links to Birmingham and Worcester, and there are road links to the M5, Merry Hill and Birmingham. Stourbridge Town offers a range of local shops and amenities, including supermarkets.





**Details:**

**Study**

22' 0" x 10' 2" (6.70m x 3.10m)

**Lounge**

21' 5" x 11' 9" (6.52m x 3.58m)

**Kitchen**

9' 9" x 9' 6" (2.97m x 2.89m)

**WC**

4' 6" x 3' 9" (1.37m x 1.14m)

**Bedroom One**

12' 9" x 9' 6" (3.88m x 2.89m)

**Bedroom Two**

12' 4" x 6' 9" (3.76m x 2.06m)

**Bedroom Three**

10' 0" x 8' 5" min (3.05m x 2.56m)

**Bedroom Four**

10' 8" x 8' 0" (3.25m x 2.44m)

**Bathroom**

9' 7" x 6' 6" (2.92m x 1.98m)

**EPC Rating:**

**Council Tax Band:** C (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 0121 809 9809, 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.

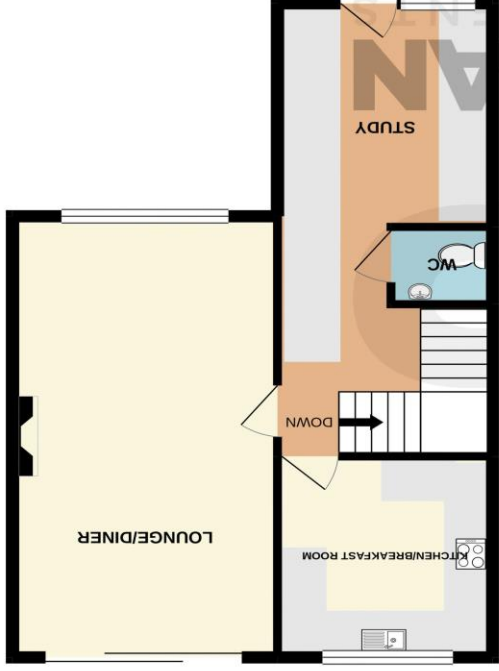
### Need a removal company and storage?

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  
610 sq.ft. (56.7 sq.m.) approx.



FIRST FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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