



**Park Road West, Stourbridge**  
Offers in the Region Of £220,000



**Features:**

- No Onward Chain
- Semi detached house
- Three bedrooms
- Two reception rooms
- Kitchen
- Large rear garden
- Driveway and garage
- EPC - TBC

**Description:**

A three bedroom semi-detached house, with fantastic potential, situated in a sought after area of Wollaston, Stourbridge. Boarding onto Norton the property is situated close to local schooling, shops, amenities and parks, ideal for families.

The 1930's style property benefits from an entrance hall with under stair storage cupboard/ Pantry, leading to the lounge which offers bay window and feature fireplace, the kitchen accommodates a range of wall and base units, inset sink along with space for a free standing cooker and fridge, the separate dining room provides access through to a well-proportioned veranda/garden room having access door through to the kitchen and external door to the rear garden. Moving upstairs, the first floor landing accommodates two double bedrooms with bedroom one featuring a large bay window to the front, a further good-sized single bedroom and bathroom occupying a bathtub with overhead shower unit. Further benefits of this property include mostly double glazing, insulated loft and a Worcester-Bosch boiler.

Outside the property offers an extensive rear garden ideal for keen gardeners, an initial patio space provides a large garden storage outbuilding and leads to a large lawn with well stocked planted borders and an allotment area to the rear with timber shed storage and greenhouse. To the front of the property sits a further lawn and driveway allowing off road parking for two cars.

Ideally positioned for local schooling of all ages. Wollaston village is within close proximity providing a range of shops, pubs and eateries. Local bus links provide access into Stourbridge town which establishes further shopping, leisure facilities, amenities with bus and rail links into Birmingham, Merry Hill, Kidderminster and further afield.





**Details:**

**Entrance Hall**

**Lounge**

13' 1" to bay x 11' 4" (3.98m x 3.45m)

**Dining Room**

10' 3" x 11' 4" (3.12m x 3.45m)

**Kitchen**

6' 8" x 5' 4" (2.03m x 1.62m)

**Conservatory**

13' 7" max x 7' 8" (4.14m x 2.34m)

**Bedroom One**

13' 6" to bay x 10' 8" (4.11m x 3.25m)

**Bedroom Two**

10' 4" x 11' 4" (3.15m x 3.45m)

**Bedroom Three**

8' 0" x 6' 1" (2.44m x 1.85m)

**Bathroom**

6' 9" x 5' 4" (2.06m x 1.62m)



**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 01527 910 300, 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.

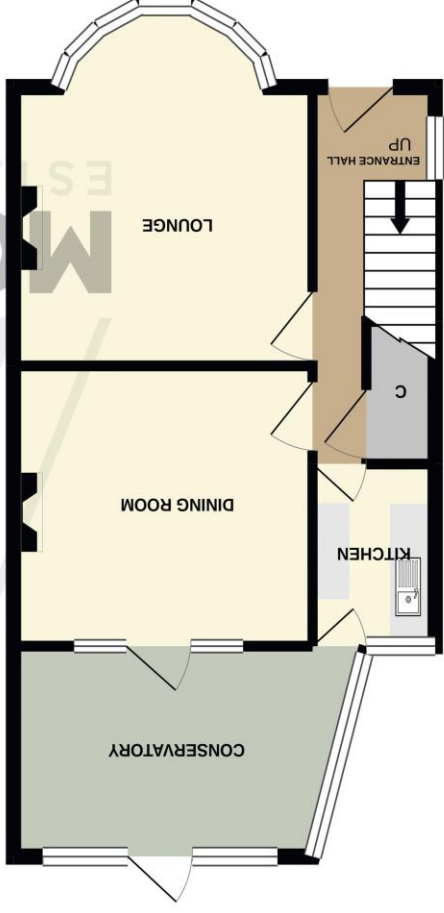
### Need a solicitor?

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.

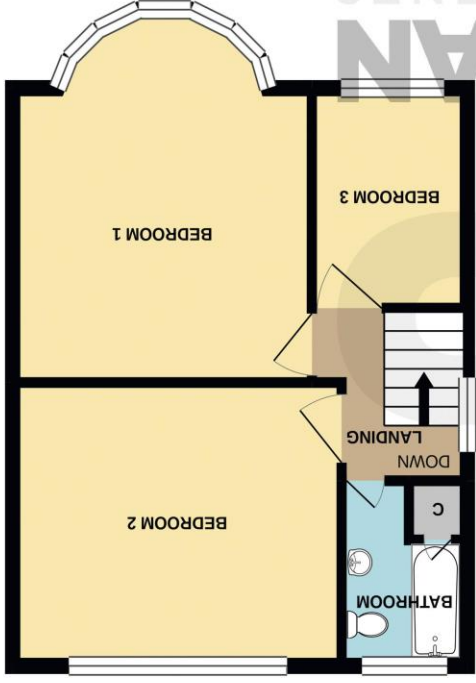
### Need a removal company and storage?

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 (40.9 sq.m.) approx.



1ST FLOOR (35.9 sq.m.) approx.



What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other areas 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 Metropix ©2020

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