



**Gilbanks Road, Stourbridge**  
Offers in The Region of £250,000



**Features:**

- Well-extended semi-detached house
- Three bedrooms & Modern bathroom
- Lounge with bay window
- Open plan sitting/Dining room
- Fitted kitchen with appliances
- Generous rear garden
- Front lawn, driveway and garage
- EPC - TBC

**Description:**

A well-extended, semi detached family home situated in a prime cul-de-sac location in Wollaston, Stourbridge. Offering excellent potential to extend further. In brief the property comprises: large entrance hallway with under stairs store, front lounge having a gas coal effect fireplace bay window and double French doors into a separate open plan sitting/dining room offering further coal effect gas fireplace and double glazed UPVC patio doors out to the rear, a stylish fitted kitchen to the rear benefits from inset sink, integrated oven with gas hob and extractor hood over (replaced approx. 3 years ago), integrated dishwasher, fridge, freezer and washing machine. Upstairs the first-floor landing gives off to a sizable bedroom one with bay window to the front and fitted wardrobes, double bedroom two also with fitted wardrobes, single bedroom three and a modern bathroom having bathtub with overhead shower. Outside the property enjoys an extensive rear garden (approx. 100ft in length) offering initial patio space, pathway to a large lawn, allotment area to the rear with green house and timber shed store. An external access door allows entry to the sizable garage which benefits from fitted electrical sockets and lighting. To the front of the property offers a driveway for parking two cars and a small lawn which could be removed to extend the driveway further. Additional benefits include resurfaced patio by current owners, gas central heating and double glazing. Situated in a popular location of Wollaston nearby to convenience store and bus links into Stourbridge and Merry hill shopping centre. Wollaston Village is within reach providing further supermarket shopping, pubs, eateries, and doctors surgery. Nearby good primary and secondary schooling is available and the further amenities of Stourbridge town.





**Details:**

**Entrance Hallway**

**Lounge**

12' 9" x 11' 4" (3.88m x 3.45m) max into bay

**Sitting Room**

10' 4" x 11' 2" (3.15m x 3.40m) max

**Dining Area**

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

**Kitchen**

9' 9" x 10' 1" (2.97m x 3.07m)

**Garage**

22' 2" x 7' 9" (6.75m x 2.36m)

**First Floor Landing**

**Bedroom One**

13' 6" x 9' 5" (4.11m x 2.87m) max into bay

**Bedroom Two**

10' 4" x 9' 1" (3.15m x 2.77m)

**Bedroom Three**

8' 1" x 6' 1" (2.46m 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 01384 319 400, or visit their website for more information: [www.morgans.co.uk](http://www.morgans.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.

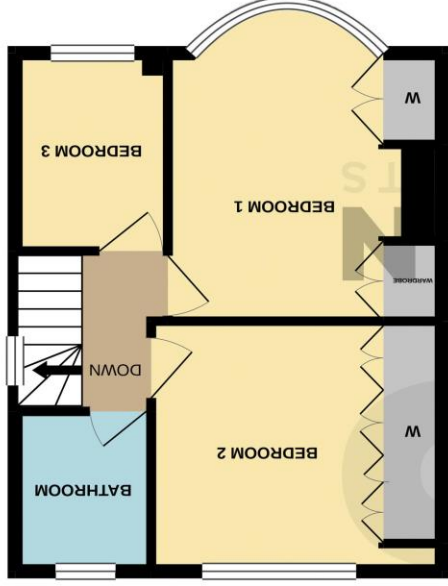
### Need a removal company and storage?

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  
626 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR  
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA: 991 sq.ft. (92.1 sq.m.) approx.

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