



AP MORGAN

**Swinford Road, Oldswinford, Stourbridge**  
Offers in the Region Of £385,000



**Features:**

- Three bedroom detached property
- Three reception rooms
- Good-size private rear garden
- Good-size private driveway
- Sought after location
- Close to amenities
- Lots of potential
- EPC - Pending

**Description:**

A three/four bedroom detached property in a quiet and much sought-after area of Stourbridge with lots of potential.

The property briefly comprises; Hallway, downstairs W.C, a well-proportioned lounge with feature fireplace, leading to a spacious second reception room with electric fireplace and patio doors onto the rear garden, a very good-size and well-fitted kitchen, which connects to another adequately proportioned reception room currently being used as a dining room, with electric fireplace and double doors onto the rear garden as well as having built-in storage with plumbing available for W.C and sink.

Upstairs on the first floor is a good-size family bathroom with a shower unit, bedroom one which is a double and benefits from built-in storage, bedroom two is also a double, has built-in storage and space for wardrobes, and a well-proportioned third bedroom with further built-in storage.

Externally the property boasts a good-size private driveway with space for several vehicles and an accompanying garage, as well as side access which leads to a good-sized private and easily maintained garden.

This property is ideally situated for families due to its close proximity to good local schools for all ages. Local shops and amenities are to hand in Oldswinford, with further shops and supermarkets being accessed in Stourbridge town. There are excellent commuting links via road to Birmingham, the M5 and Merry Hill, and Stourbridge Junction is within close proximity, providing rail links to Birmingham, Worcester and London.





## Details:

### Lounge

12' 7" x 11' 8" (3.83m x 3.55m) (Max)

### Reception room two

17' 8" x 9' 5" (5.38m x 2.87m) (Max)

### Reception room three

27' 0" x 12' 5" (8.22m x 3.78m) (Max)

### Kitchen

17' 8" x 9' 3" (5.38m x 2.82m) (Max)

### W.C

2' 7" x 5' 9" (0.79m x 1.75m) (Max)

### Hallway

9' 3" x 5' 9" (2.82m x 1.75m) (Max)

### Bedroom one

12' 7" x 10' 6" (3.83m x 3.20m) (Max)

### Bedroom two

8' 7" x 11' 0" (2.61m x 3.35m) (Max)

### Bedroom three

9' 2" x 7' 4" (2.79m x 2.23m) (Max)

### Bathroom

5' 7" x 6' 9" (1.70m x 2.06m) (Max)

### Landing

8' 5" x 6' 1" (2.56m x 1.85m) (Max)

### EPC Rating:

**Council Tax Band:** E (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.



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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.

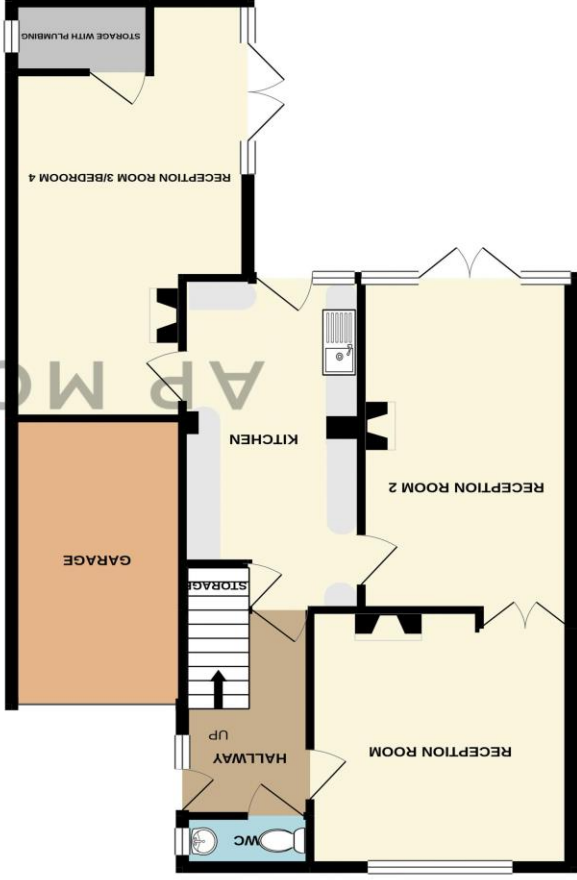
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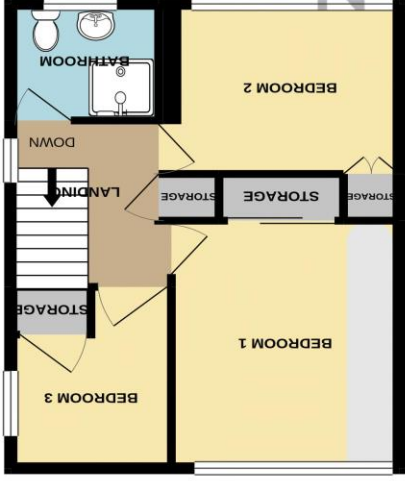
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GROUND FLOOR  
815 sq.ft. (75.8 sq.m.) approx.



1ST FLOOR  
403 sq.ft. (37.4 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 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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