

AP MORGAN



Brockmoor Close, Stourbridge
Offers in the Region Of £350,000

Features:

- Modern detached property
- Four bedrooms
- Master with en-suite
- Two bathrooms
- Three reception rooms
- Sought after location
- Off road parking
- EPC - Pending

Description:

An immaculately presented four-bedroom detached property in a sought-after area of Stourbridge located on a quiet close. This property briefly comprises; Entrance hallway, downstairs W.C, a lovely lounge with a feature fireplace, which connects to a separate dining room, and a further sitting area with double doors onto the rear patio. Lastly on the ground floor is a spacious kitchen/diner which benefits from an integrated four ring gas burner stove and oven whilst also having space for a dishwasher and fridge freezer. This property also benefits from a garage area which is currently being used as a utility area with work-tops and space for a washing machine and tumble dryer. The first floor lends itself to four bedrooms; A master bedroom which boasts plenty of space for wardrobes and its own en-suite, a second double bedroom with plenty of space for wardrobes, a third bedroom which is also a double and has space for wardrobes, as well as a good size fourth single bedroom with space for wardrobes. Lastly on the first floor is a family bathroom with a bath and overhead shower. Externally this property has a good-size split-level garden that is easily maintainable and has attractive plants and shrubbery to the borders and center. The property also has side access and leads to a good-size front driveway that can accommodate several vehicles. 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:

Lounge

13' 7" x 11' 1" (4.14m x 3.38m) (Max)

Dining Room

10' 3" x 10' 0" (3.12m x 3.05m) (Max)

Sitting Room

7' 2" x 9' 0" (2.18m x 2.74m) (Max)

Kitchen/Diner

19' 6" x 15' 9" (5.94m x 4.80m) (Max)

Utility/Garage

16' 8" x 7' 6" (5.08m x 2.28m) (Max)

W.C

5' 4" x 2' 8" (1.62m x 0.81m) (Max)

Master Bedroom

14' 4" x 15' 9" (4.37m x 4.80m) (Max)

En-suite

7' 7" x 4' 6" (2.31m x 1.37m) (Max)

Bedroom Two

10' 7" x 11' 4" (3.22m x 3.45m) (Max)

Bedroom Three

14' 0" x 11' 4" (4.26m x 3.45m) (Max)

Bedroom Four

11' 2" x 8' 6" (3.40m x 2.59m) (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.



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

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.

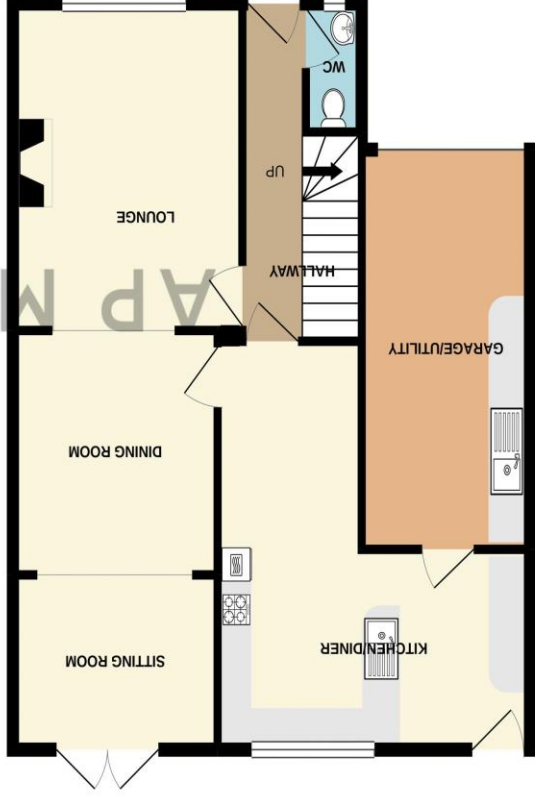
Need a solicitor?

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.

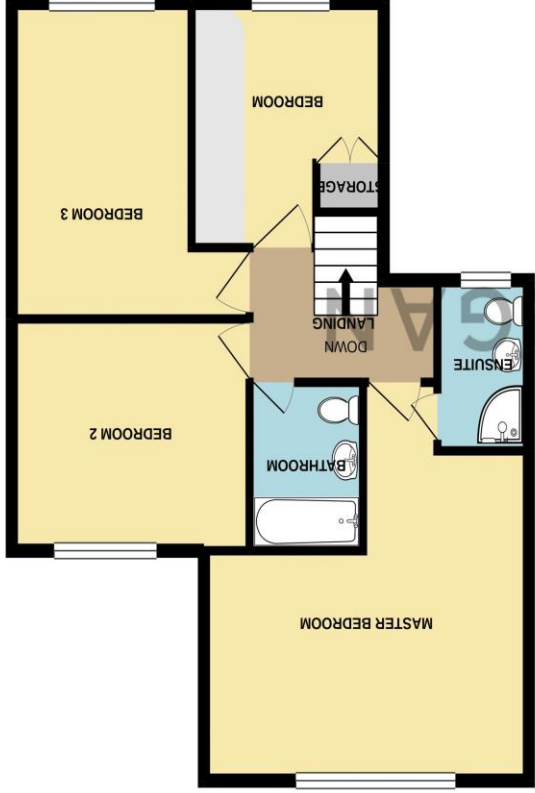
Need a removal company and storage?

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
721 sq.ft. (67.0 sq.m.) approx.



1ST FLOOR
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 1361 sq.ft. (126.4 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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