

AP MORGAN



Birchfield Road, Wollescote, Stourbridge
Offers in the Region Of £189,950

Features:

- An immaculately presented family home
- Spacious lounge with feature fireplace and patio doors leading to the rear garden
- Recently renovated kitchen with inset appliances and breakfast area
- Family bathroom with contemporary suite, and additional first floor WC
- Three good-sized double bedrooms, one which features built in wardrobes
- Three car driveway and side gate accessing rear garden
- Impressive tiered rear garden with initial paved patio area, extending onto lawn and deck areas
- EPC -E

**Description:**

An immaculately presented three bedroom family home, situated in the sought-after location of Wollescote, Stourbridge.

Entering the property into the welcoming entrance hall, the ground floor briefly comprises of a capacious lounge with feature electric fireplace and patio doors leading to the rear garden, a family bathroom with shower over bath and a contemporary suite, and a modern, recently renovated kitchen complete with four ring gas hob, fridge/freezer, inset oven, microwave, washing machine, washer/dryer and modern extractor hood, and also benefits from a handy storage cupboard, breakfast area and access to the rear garden.

Leading up the stairs to the landing, the first floor comprises of three good-sized double bedrooms, one of which features built in wardrobes, and a separate WC.

To the front of the property is a spacious three car driveway, and also a side gate which gives access to rear garden. The impressive tiered rear garden features an initial paved patio area, leading upward to a lawn which extends to a large deck area, perfect for summer barbeques.

This property is located near to local shops and amenities, with more shops and supermarkets being accessed in Stourbridge Town. There are local schools for all ages nearby, as well as Stevens Park. For commuters, there are road links to Birmingham and the M5, as well as Stourbridge Junction being less than two miles away, providing rail links to Birmingham, London, and Worcester.

This property also benefits from majority double glazing, water points in the rear garden and gas central heating throughout with a hive thermostat.



Details:

Entrance Hall

Lounge

15' 5" x 11' 2" (4.70m x 3.40m)

Kitchen

12' 1" x 8' 2" (3.68m x 2.49m)

Family Bathroom

8' 10" x 4' 8" Both Max (2.69m x 1.42m)

First Floor Landing

Bedroom One

9' 0" x 11' 5" (2.74m x 3.48m)

Bedroom Two

9' 7" x 10' 6" Both Max (2.92m x 3.20m)

Bedroom Three

5' 10" x 9' 9" Both Max (1.78m x 2.97m)

Upstairs WC

2' 11" x 5' 0" (0.89m x 1.52m)

EPC Rating: E

Council Tax Band: B (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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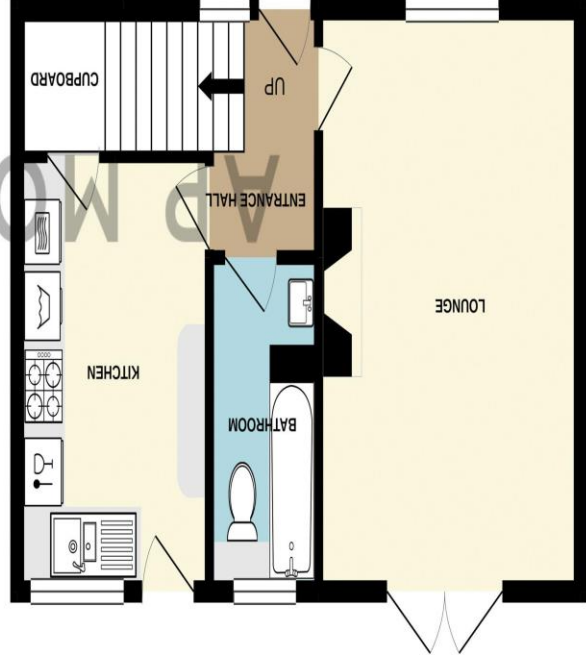
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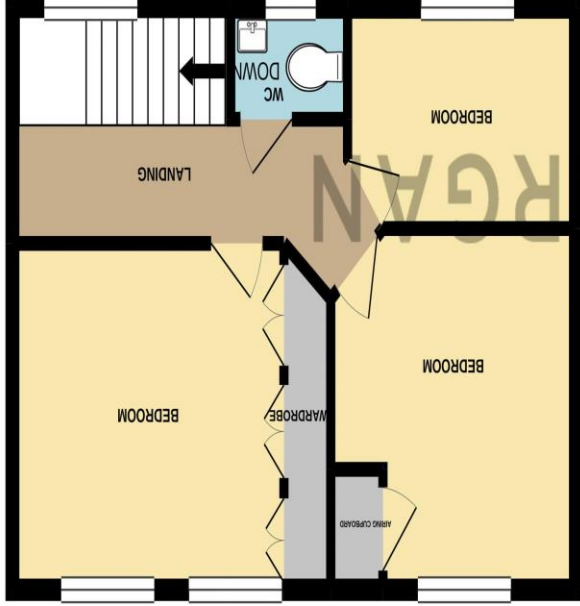
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GROUND FLOOR
361 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 731 sq.ft. (67.9 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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