



Lady Greys Walk | Stourbridge | West Midlands

Offers in the Region Of £260,000

Lady Greys Walk | Stourbridge

3 Bedroom Traditional Semi-Detached Home

A spacious and well presented 3 Bedroom Semi-Detached family home conveniently located for Wollaston, local shops, supermarkets, good schooling, direct bus routes into Stourbridge town centre for the railway station and further transport links and amenities.

The property briefly comprises: Entrance Hall, a well appointed Lounge with bay window and feature fireplace with log burner, good-sized Dining Room with french windows leading onto the patio, a truly spacious Kitchen & Diner with matching units and cupboards, enamel sink, integrated oven and hob, with space and plumbing for a dish washer and fridge freezer. A Utility Area, which has an inset sink to the worktop with plumbing and space for a washing machine and tumble dryer, leads onto the ground floor W.C. and the pedestrian access to the garage.

Upstairs presents a pleasant Landing, 2 well proportioned Double Bedrooms and large single Third Bedroom. The Family Bathrooms is modern and includes a separate walk-in shower cubicle and quality fittings.

Outside the frontage gives parking for up to 4 cars and vehicle access to the garage.

To the rear is an enclosed garden with a patio to the house and large lawn area giving potential for further leisure features.

The property is gas central heated to radiators and has double glazing.

We strongly advised viewing to appreciate all this family home has to offer!



Details

Hall

Lounge

13' 8" into bay x 13' 6" (4.16m x 4.11m)

Dining Room

18' 1" x 9' 2" (5.51m x 2.79m)

Kitchen/Diner

14' 7" x 13' 8" (4.44m x 4.16m)

Utility

14' 8" max x 4' 8" (4.47m x 1.42m)

W.C.

Stairs rise to first floor

Bedroom 1

12' 2" x 12' 0" (3.71m x 3.65m)

Bedroom 2

11' 11" x 11' 0" (3.63m x 3.35m)

Bedroom 3

8' 1" x 7' 2" (2.46m x 2.18m)

Bathroom

7' 9" x 7' 1" (2.36m x 2.16m)

Garage

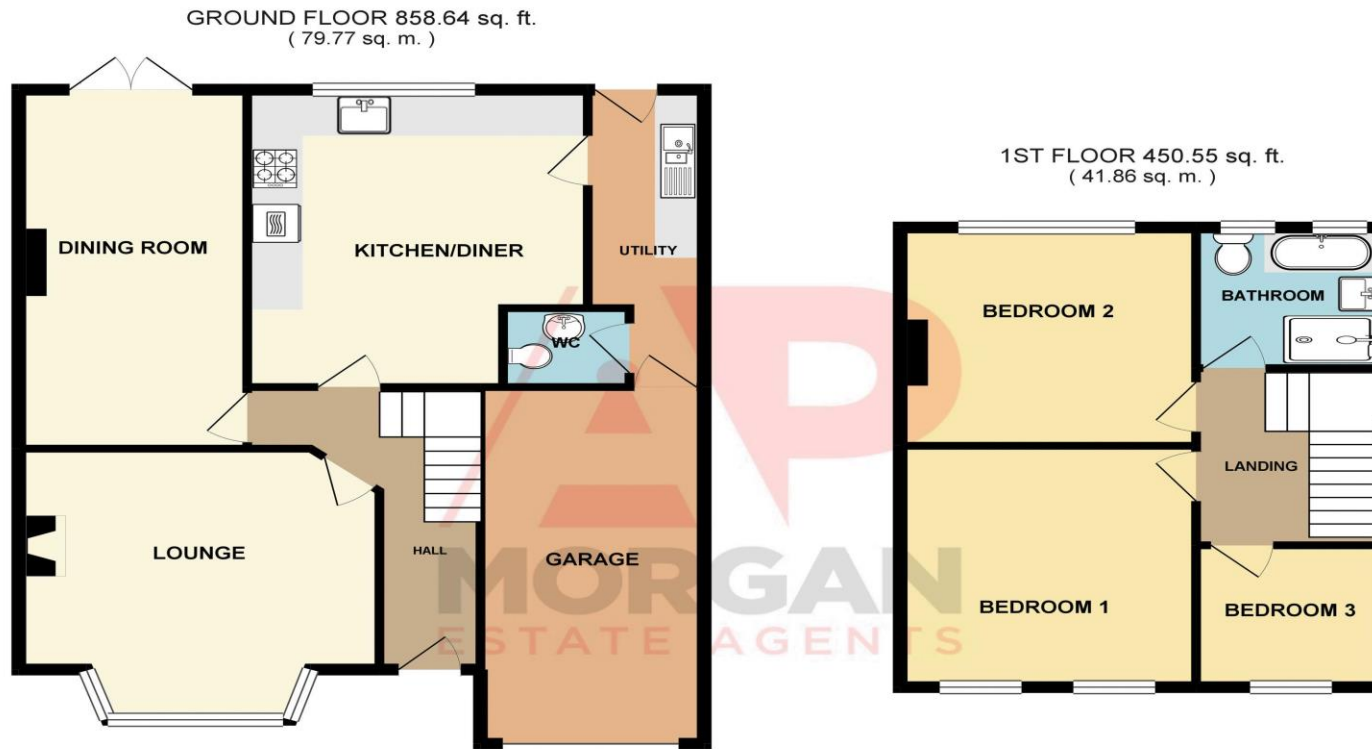
18' 0" x 9' 0" (5.48m x 2.74m)



Tenure: We have been advised by our vendor that the property is **Freehold** (tbc by solicitors).

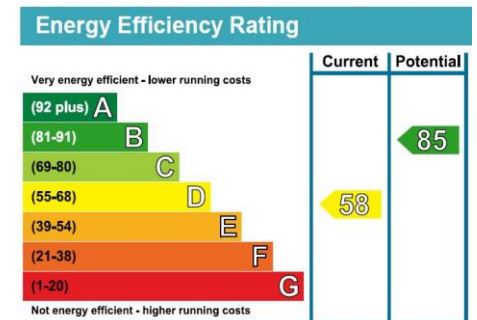
Council Tax Band: (tbc by solicitors).

Please Note: These plans are for information only and not to scale.



TOTAL FLOOR AREA : 1309.20 sq. ft. (121.63 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.
Made with Metropix ©2019



Office Opening Times: Monday – Friday (9am – 5:30pm) | Saturday (9am – 4pm) | Sunday (Closed)

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. **AP Morgan** and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of **AP Morgan** or the vendors. **Equipment:** **AP Morgan** has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. **Measurements:** Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of copyright protect this material. **AP Morgan** is the Owner of the copyright. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.