



Cathcart Road, Stourbridge
Offers In The Region Of £365,000

Features:

- 4 Double Bedroom Detached Family Home
- 2 Reception Rooms
- Fully Fitted Kitchen
- WC
- Master Bedroom & En-Suite
- Family Bathroom
- Enclosed Rear Garden
- Off Road Parking

Description:

AP Morgan are pleased to offer an individually designed & well presented 4 Double Bedroomed Detached Family Home in the established residential and highly sought after area of The Old Quarter, ideally situated for easy access to Stourbridge Town Centre, local amenities, good School catchments, bus, road, and rail routes. The property briefly comprises: Entrance Hallway, giving pedestrian access to the garage, downstairs W.C., a Dining Room to the front, and a well-proportioned Lounge with feature fireplace and patio doors to the rear garden. The Kitchen has granite worktops, matching cupboards and base units, recessed one and a half sink, integrated oven, hob, dish washer, washing machine and fridge freezer. Upstairs presents four spacious Double Bedrooms; the Master Bedroom benefits from having an En-Suite and built-in wardrobes. Bedroom three also has built in wardrobes, whilst bedroom four has further wardrobes for added storage, draws, and sleeping platform for your choice of single mattress. The First floor further benefits from a pleasant and well proportioned Family Bathroom. To the front of the property is an established lawn area, driveway parking for one car and access to the garage. To the rear the enclosed and landscaped garden which has a patio seating area, lawn and border planting. We strongly advise seeing this property to appreciate the quality throughout.



Details:

Hall

Lounge

13' 4" x 12' 9" (4.06m x 3.88m)

Dining Room

11' 11" x 8' 1" (3.63m x 2.46m)

Kitchen

13' 4" x 7' 9" (4.06m x 2.36m)

W.C.

Stairs rise to first floor

Master Bedroom

12' 5" x 10' 5" (3.78m x 3.17m)

En-suite

Bedroom 2

12' 4" x 9' 3" min (3.76m x 2.82m)

Bedroom 3

13' 8" x 8' 7" (4.16m x 2.61m)

Bedroom 4

13' 9" x 8' 5" (4.19m x 2.56m)

EPC Rating: D

Council Tax Band: D (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 809 9809.



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?

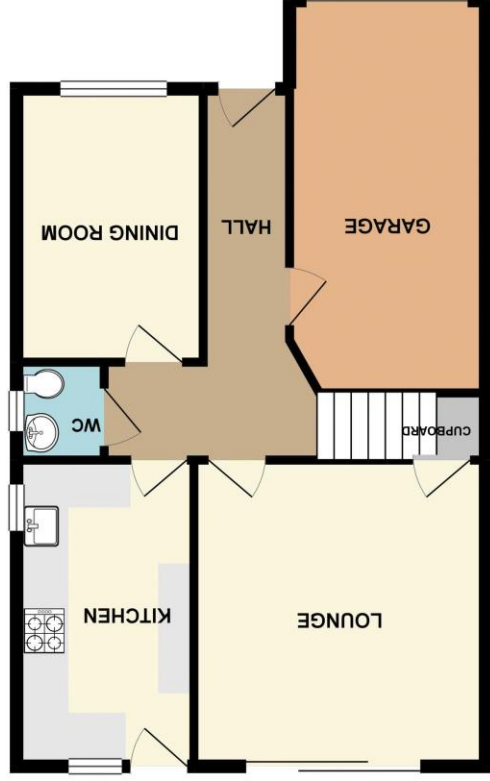
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

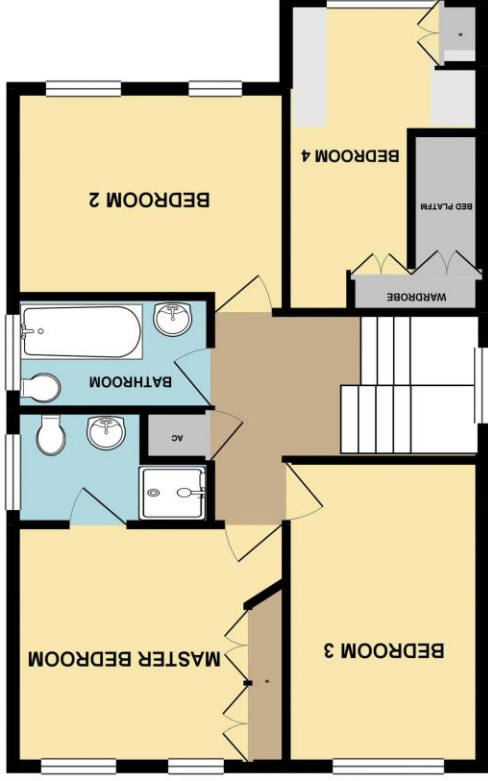
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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 636.88 sq. ft. (59.17 sq. m.)



1ST FLOOR 636.86 sq. ft. (59.17 sq. m.)

TOTAL FLOOR AREA : 1273.74 sq. ft. (118.33 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of 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 there and listed and no guarantee as to their operability or efficiency can be given.

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