



*Gauden Road | Stourbridge | West Midlands*

*Offers in the Region Of £199,950*



# Gauden Road

| Stourbridge

## A 2 Bedroom Semi-Detached Dungalow – Lounge

A well-presented 2 Bedroom Semi-Detached Bungalow in the popular area of Pedmore, well situated for much sought after schools, an abundance of local shops and amenities, as well as bus and commuter routes to the Town Centre, railway station and within minutes of country walks and local hills.

The property briefly comprises: Hall, Lounge with feature fireplace with electric "log burner" effect fire, leading onward to the Kitchen/ Diner which has matching units and wall cupboards, inset sink and drainer, with space for the "range oven" of your choice, fridge, freezer further appliances, plumbing for a washing machine, with space for a dining table with 6 chairs. Off the Hall is access to well proportioned double bedrooms. Both Bedrooms 1 & 2 both with built-in wardrobes. the modern Bathroom with free-standing bath and separate shower unit, and an area to hang coats.

Outside to the front is the lawn with path to the side entrance, and the driveway providing off - road parking and access to the Garage space. To the rear is the mature garden with thoughtful landscaping, and a secluded patio area.

The property further benefits from gas central heating and double glazing, and must be seen to be appreciated.





# Details

## Hall

## Lounge

14' 11" x 10' 10" (4.54m x 3.30m)

## Kitchen/Diner

16' 3" x 12' 2" max (4.95m x 3.71m)

## Bedroom 1

12' 11" x 11' 5" to wardrobe (3.93m x 3.48m)

## Bedroom 2

10' 9" x 9' 10" to wardrobe (3.27m x 2.99m)

## Bathroom

7' 7" x 6' 6" (2.31m x 1.98m)

## Garage

16' 0" x 10' 5" (4.87m x 3.17m)



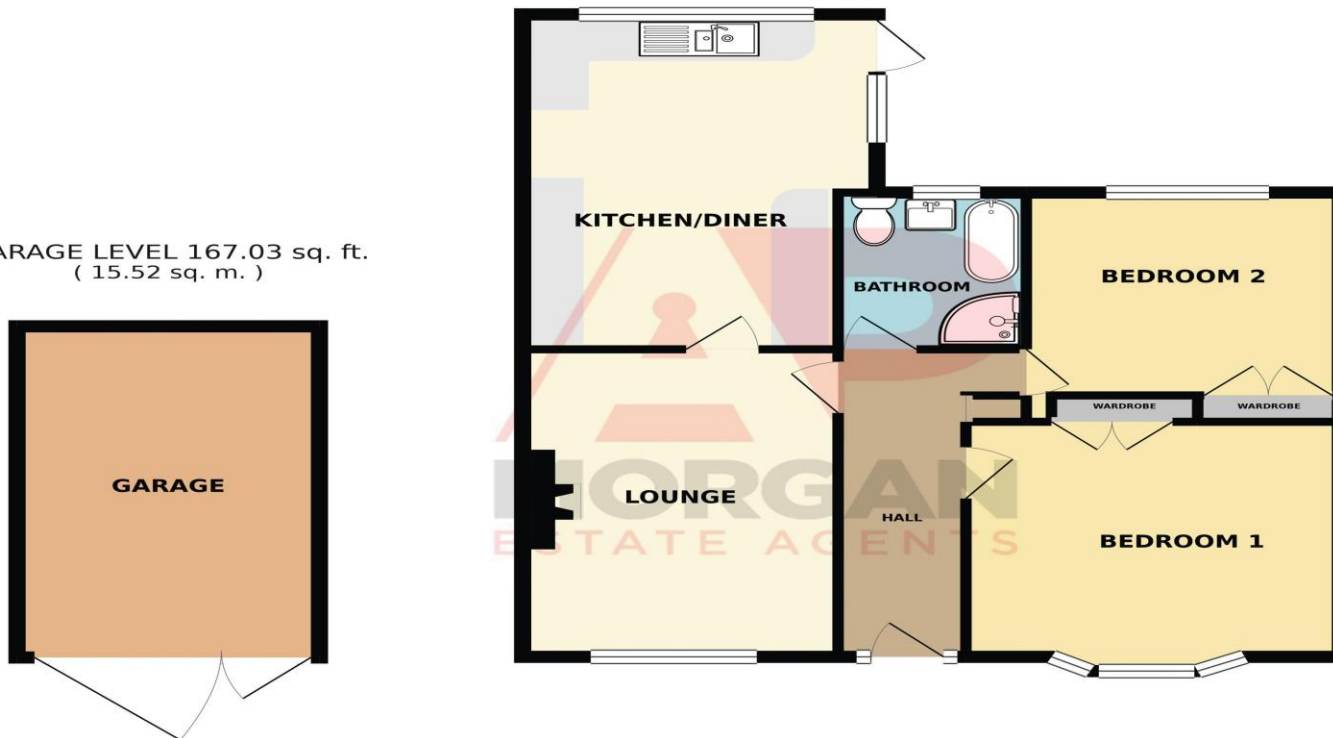
**Tenure:** We have been advised by our vendor that the property is **Freehold** (tbc by solicitors).

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

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

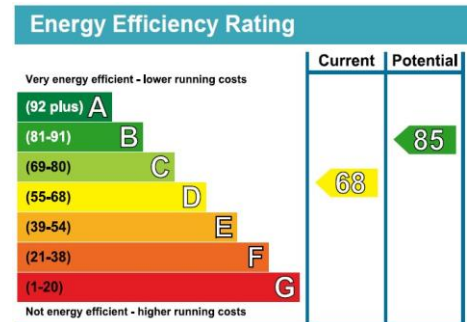
ENTRY LEVEL 742.03 sq. ft.  
( 68.94 sq. m. )

GARAGE LEVEL 167.03 sq. ft.  
( 15.52 sq. m. )



TOTAL FLOOR AREA : 909.06 sq. ft. ( 84.45 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 Metroplan ©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.