



Stamford Road, Brierley Hill
Offers in the Region Of £200,000

Features:

- 3 Bedroom Semi Detached House
- Kitchen
- Open Plan Lounge Diner
- 2 Double Bedrooms
- Family Shower Room
- Enclosed Rear Garden
- Rear Garage & Off Road Parking
- Freehold Property

Description:

AP Morgan are pleased to present this 3 Bedroom Semi Detached house in a quiet area of Brierley Hill. Ideally situated between Merry Hill Shopping Centre and Stourbridge Town Centre with direct bus links to both, there are plenty of amenities available nearby, as well as schools, doctors and railway links to Birmingham and Worcester from both Stourbridge and Lye train stations. The property in brief comprises: Double glazed Entrance porch and hallway with storage under stairs, a spacious lounge diner with impressive feature log burner, a modern and well appointed Kitchen with separate fridge storage for a fridge freezer and doorway into garden. Upstairs the property offers a pleasant landing with loft access, two well proportioned double bedrooms, a further third generous single bedroom, and a modernised Family shower room. Outside hosts a two car block paved driveway on the front with side access to rear, to the rear is a low maintenance garden with patio and stones, as well as a garage with access from the garden and road behind. Further positives of this property are CCTV cameras, privacy glass in the porch and auto sensor lights in the bathroom. We advise early viewings to avoid disappointment. EPC - TBC



Details:

Entrance Porch

Hallway

Lounge/Diner

20' 10" max x 11' 3" max (6.35m x 3.43m)

Kitchen

6' 1" x 8' 9" (1.85m x 2.66m)

Bedroom One

9' 11" x 9' 10" (3.02m x 2.99m)

Bedroom Two

10' 7" x 9' 11" (3.22m x 3.02m)

Bedroom Three

7' 2" x 7' 0" (2.18m x 2.13m)

Shower Room

Garage

15' 0" x 18' 4" (4.57m x 5.58m)

EPC Rating:

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.



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 01384 319 400, 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.

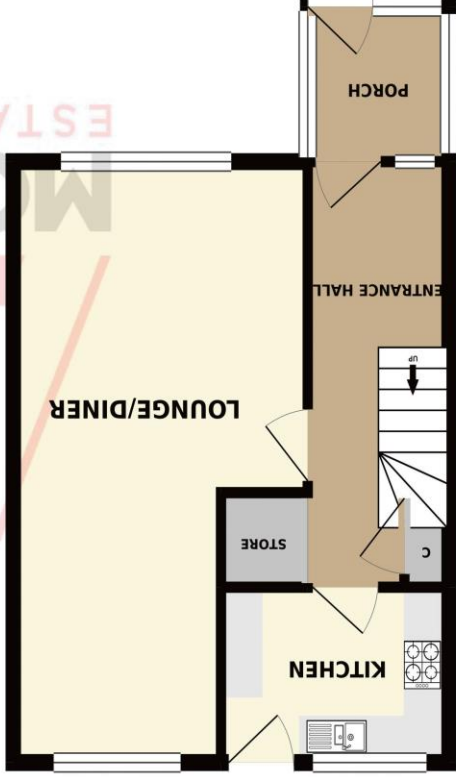
Need a solicitor?

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.

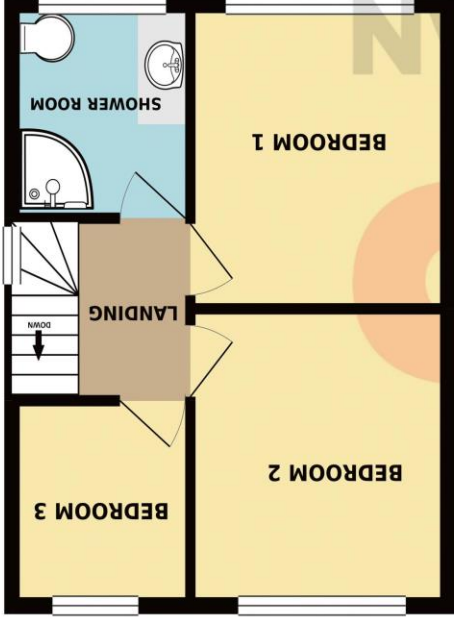
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A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals 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 378.01 sq. ft.
(35.12 sq. m.)



1ST FLOOR 348.82 sq. ft.
(32.41 sq. m.)



MORGAN ESTATE AGENTS

TOTAL FLOOR AREA : 726.83 sq. ft. (67.52 sq. m.) approx.
What 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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