



**Melrose Avenue, Stourbridge**  
Offers In The Region Of £495,000

## Features:

- Substantial FIVE BEDROOM detached Premier Home
- Lounge, Conservatory, Dining Hallway and Study
- Impressive Breakfast Kitchen with island unit
- Utility room, plus guest cloaks W.C.
- House Bathroom. En-Suite Bathroom
- Garage and front driveway for minimum 4 cars
- Landscaped gardens, shed and decking
- EPC C

## Description:

AP Morgan are most pleased to offer this well presented, VASTLY EXTENDED, FIVE DOUBLE BEDROOM, family residence. Situated in between Lea Vale Playing Fields and Stourbridge golf club, a desirable residential location for a full range of popular schooling, a variety of local shops and supermarkets, pubs and eating establishments, accessible for Mary Stevens Park, Stourbridge Junction bus and railway stations, and major routes towards Hagley and beyond to the M5 motorway. Set behind a sweeping four car driveway, the property layout briefly comprises: A well proportioned dining hall, with bow window to front, wood flooring, stairs to the upper floor and access to both the guest/cloaks w.c. and spacious utility room. Impressive breakfast kitchen, offering granite work surfaces, integrated sink, 5 ring gas hob, double oven, dishwasher, wine shelving, built-in microwave, and island unit housing multiple electrical sockets and USB plugs. This room has been extended and has a rear exit door leading round to the garden. Main lounge, of some 22ft in width, entered from feature double doors from the dining hall, having coal effect fire to surround, wood flooring, access to the conservatory and further feature doors leading into a spacious study, which is large enough to use as a playroom/further reception. The first floor accommodation has a long landing with drop down ladder to loft space, doors radiate to following rooms. Excellent house bathroom, having both a whirlpool bath and separate shower enclosure, feature tiling and bidet. Impressive master bedroom, with fitted wardrobe and its own upgraded en-suite bathroom. Four further double bedrooms, two of which have wardrobes. Outside, the frontage is laid with lawn to left and a gate leads round to the rear garden, which has been landscaped for ease of maintenance, offering decorative paving, areas inset with coloured stones and a substantial decking area, there is also a timber shed and a further side area useful for storage. Other benefits include: Majority double glazing, modern central heating boiler to radiators. Garaging suitable for one small car and a standard vehicle. EARLY VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE LAYOUT AND SIZE OF THE FINE HOME.



**Details:**

**Dining Entrance Hallway**

16' 6" x 13' 2" (5.03m x 4.01m)

**Breakfast Kitchen**

15' 4" x 14' 3" both max (4.67m x 4.34m)

**Lounge**

22' 9" x 11' 4" (6.93m x 3.45m)

**Conservatory**

15' 7" x 8' 4" both max (4.75m x 2.54m)

**Study (further reception)**

10' 6" x 8' 0" (3.20m x 2.44m)

**Uitlity Room**

8' 4" x 7' 9" (2.54m x 2.36m)

**Ground floor w.c.**

**Stairs rise and turn to a substantial landing**

**Master Bedroom**

14' 5" x 12' 5" both max (4.39m x 3.78m)

**En-suite Bathroom**

7' 2" x 6' 5" (2.18m x 1.95m)

**Bedroom 2**

11' 7" x 10' 5" (3.53m x 3.17m)

**EPC Rating: C**

**Council Tax Band: F** (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.morgans.co.uk](http://www.morgans.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](http://cuberemovals.co.uk), to arrange a survey.

GROUND FLOOR 1213.45 sq. ft. (112.73 sq. m.)



1ST FLOOR 861.37 sq. ft. (80.02 sq. m.)

TOTAL FLOOR AREA : 2074.82 sq. ft. (192.76 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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