

AP
MORGAN
ESTATE AGENTS
For Sale
01384 319 400
www.apmorgan.co.uk



Chantry Road, Stourbridge

Guide Price £565,000

Features:

- Imposing Detached Family Home
- Five Spacious Bedrooms
- Three Reception Rooms
- Spacious Kitchen/Diner
- Two Bathrooms
- Sizeable Rear Garden with Woodland
- Large Front Driveway and Garage
- EPC - D

Description:

AP Morgan are delighted to present this charming five Bedroom Detached House located in a well sought after cul-de-sac in Stourton. Chantry Road has an ideal balance of semi-rural living as well as being ideally located near main roads providing access to towns such as Stourbridge, Wollaston and Kinver, providing abundant local amenities. This property has been extended over the years to provide three Reception Rooms and a loft conversion for the Master Bedroom. The property in brief comprises of: Reception Porch, Reception Hallway, to the left a Dining Room with Bay Window, downstairs WC, Spacious Kitchen/Diner with access to the Rear Garden, Utility Room, Family Lounge with access to Kitchen and double doors to Rear Garden making it an ideal entertaining space for Summer, double door access from Lounge to Front Drawing Room with Log Burner making it an ideal space for Winter. Upstairs the first floor hosts an impressive Three Double Bedrooms and a further well proportioned Bedroom Four, Family Bathroom with Bath and separate Shower and an additional separate WC. The second floor is a most impressive loft conversion made up entirely of the Master Bedroom with built in Wardrobes and extra Storage space and a sizeable En Suite Bathroom with a separate Shower and Bath. Outside the Rear Garden boasts almost an acre of Land, a combination of patio area, landscaped garden with a wildlife pond and then further extends into a woodland area, providing an ideal outdoor space for families. The front approach provides a large Driveway ideal for several cars as well as a lawn area to the left and Lobby. To the right an adjoining Garage provides both vehicle use and storage. We advise early viewings to truly appreciate the available space of this truly pleasant property.



Details:

Porch

Reception Hallway

WC

8' 5" x 2' 7" max (2.56m x 0.79m)

Dining Room

14' 7" x 12' 4" (4.44m x 3.76m)

Drawing Room

16' 3" x 11' 10" max (4.95m x 3.60m)

Family Lounge

17' 10" x 14' 0" (5.43m x 4.26m)

Kitchen/Breakfast Room

19' 4" x 14' 6" max (5.89m x 4.42m)

Utility Room

8' 5" x 5' 6" (2.56m x 1.68m)

Stairs Rise To First Floor

Bedroom Two

12' 6" max x 11' 2" (3.81m x 3.40m)

Bedroom Three

11' 11" max x 16' 6" (3.63m x 5.03m)

EPC Rating: D

Council Tax Band: (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.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.

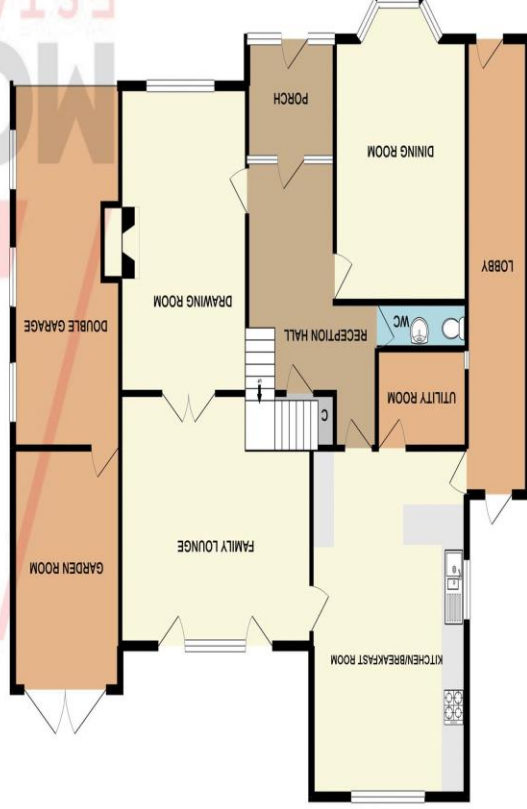
Need a solicitor?

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.

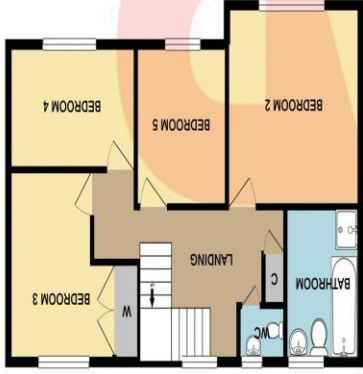
Need a removal company and storage?

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, to arrange a survey.

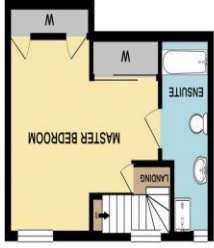
GROUND FLOOR 1668 sq. ft. (155.0 sq. m.)



1ST FLOOR 606 sq. ft. (56.3 sq. m.)



2ND FLOOR 223 sq. ft. (20.8 sq. m.)



TOTAL FLOOR AREA: 2498 sq. ft. (232.1 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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 Heteropk ©2019

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.