

AP MORGAN



**Cobden Street, Stourbridge**  
Offers in the Region Of £285,000

**Features:**

- Modern semi-detached family home
- Three bedrooms
- Lounge/diner
- Conservatory
- Good-size rear garden
- Off road parking
- Close to amenities
- EPC - Pending

**Description:**

A modern and well-presented semi-detached property in a sought-after area of Stourbridge. This property briefly comprises; An entrance hallway that benefits from under-stairs storage, a lovely lounge/diner with a feature fireplace, bay window as well as a well-proportioned connecting garden-room/conservatory with double doors onto the rear patio. Lastly on the ground floor is an adequately sized kitchen which benefits from access to the rear patio as well as space for an under-counter fridge freezer and oven. The first floor lends itself to three good-size bedrooms, the first is a double with space for wardrobes, the second is also a double with space for wardrobes and a lovely bay window, as well as a good-size third single bedroom which has space for wardrobes. Lastly on the first floor is a bathroom with a corner shower unit. Externally this property boasts a very good-size split-level garden with plenty of lounge/dining space for alfresco dining. To the front of the property is a private driveway with plenty of space for two vehicles, as well as an accompanying garage. This property is ideally located for families due to its close proximity to local schooling for all ages, as well as a sixth form. Mary Stevens park is close by, providing an outdoor space, children's play area and a cafe. There are local shops nearby, with further shops, amenities and supermarkets accessible in Stourbridge town. For commuters, Stourbridge Junction is not far, providing rail links to Birmingham and Worcester, while Stourbridge Interchange provides bus routes to Birmingham and Merry Hill. The ring road also provides commuting routes to the M5, Birmingham and Merry Hill.



**Details:**

**Hallway**

13' 4" x 5' 9" (4.06m x 1.75m)

**Lounge/Diner**

21' 7" x 10' 8" (6.57m x 3.25m)

**Conservatory**

11' 2" x 9' 9" (3.40m x 2.97m) (Max)

**Kitchen**

8' 3" x 10' 6" (2.51m x 3.20m) (Max)

**Bedroom One**

11' 5" x 10' 5" (3.48m x 3.17m) (Max)

**Bedroom Two**

10' 5" x 10' 4" (3.17m x 3.15m) (Max)

**Bedroom Three**

8' 4" x 5' 9" (2.54m x 1.75m) (Max)

**Bathroom**

5' 6" x 5' 9" (1.68m x 1.75m) (Max)

**Garage**

13' 6" x 7' 5" (4.11m x 2.26m) (Max)



**EPC Rating:**

**Council Tax Band:** C (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 0121 809 9809, or visit their website for more information: [www.morganfs.co.uk](http://www.morganfs.co.uk)

### Property to sell?

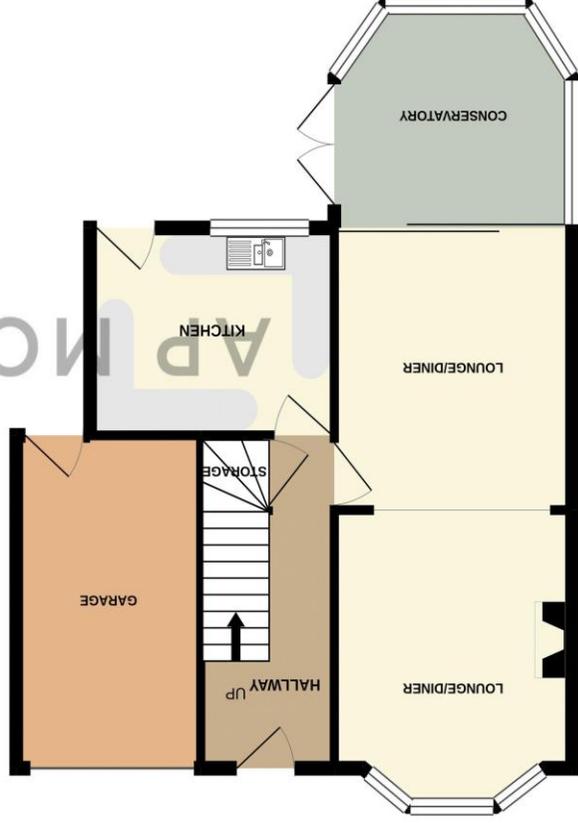
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a solicitor?

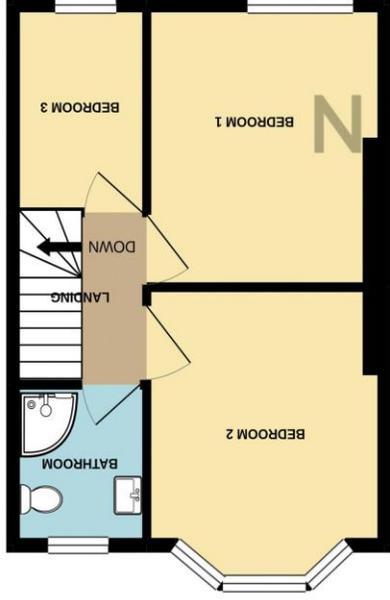
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### 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](http://cuberemovals.co.uk), to arrange a survey.



GROUND FLOOR  
583 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR  
347 sq.ft. (32.3 sq.m.) approx.

TOTAL FLOOR AREA : 930 sq.ft. (86.4 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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