

FOR SALE

£267,500 Freehold



## 36 Murdoch Drive, Kingswinford, West Midlands. DY6 9HJ

- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM & EN-SUITE
- SPACIOUS SITTING ROOM
- ENCLOSED REAR GARDEN
- GARAGE
- OFF ROAD PARKING



Select Property Management Ltd  
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### PROPERTY DESCRIPTION

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SELECT, are delighted to offer this modern three storey town house FOR SALE. Located in the popular area of Kingswinford, close to shops and amenities and schools for all ages. Comprising THREE DOUBLE bedrooms arranged over two floors. The master bedroom suite situated on the top floor includes a dressing area and en-suite shower room. Ground floor offers spacious sitting room; kitchen and cloakroom; First floor offers two double bedrooms and family bathroom. Outside there is an enclosed rear garden; garage and secure off road parking behind security gates. EPC - C. Council Tax Band - C. Viewing is essential to appreciate all on offer.



## ROOM DESCRIPTIONS

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### Entrance Hall

#### Cloakroom

With W.C. and wash hand basin.

#### Kitchen

11' 10" x 5' 11" (3.61m x 1.80m) Range of wall and base units with complimentary work surfaces and tiling. Built under oven, hob and space for appliances. Double glazed window to the front aspect.

#### Sitting Room / Dining

17' 5" x 12' 10" (5.31m x 3.91m) Light and airy room with double glazed patio doors leading to the rear garden.

### First Floor

#### Bedroom

13' 0" x 8' 10" (3.96m x 2.69m) Double glazed window to the front aspect. Built in mirror fronted wardrobes.

#### Bedroom

Double glazed window to the rear aspect. Built in Wardrobes.

#### Bathroom

6' 7" x 5' 11" (2.01m x 1.80m) Tiled walls. White suite comprising; panel bath with electric shower over. Wash hand basin. W.C.

### SECOND FLOOR

#### Master bedroom suite

13' 1" x 13' 1" (3.99m x 3.99m) Double glazed window to the front aspect. Opening to dressing area.

#### Dressing area

Velux style window. Fitted wardrobes and draws. Door to en-suite.

#### En-suite Shower Room

6' 7" x 5' 7" (2.01m x 1.70m) Shower cubicle. W.C. Wash hand basin.

#### OUTSIDE

To the rear of the property there is an enclosed garden with paved patio and lawn. Gated access. Parking for multiple vehicles. Garage.

#### Garage

#### Tenure / Money Laundering / Services

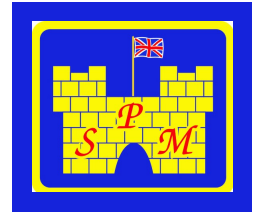
We are advised that the property is FREEHOLD. A buyer is advised to obtain confirmation from their Solicitor prior to completion of the sale

In order that we comply with Money Laundering Regulations, all prospective buyers are required to provide the following information: Photo ID (either a Driving Licence or Passport), Proof of Address and Proof of Funds. All must be provided in person so that Select can verify documents supplied.

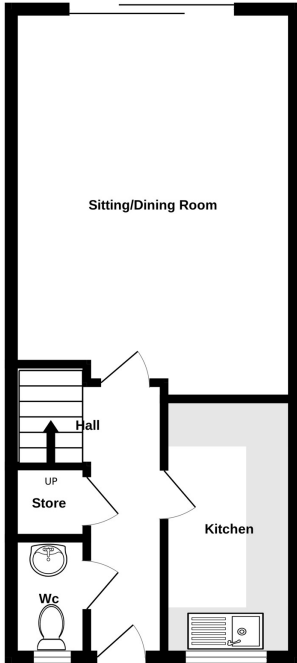
We are advised that all main services are connected, however none have been tested and buyers are advised to obtain confirmation via their solicitors prior to completion of the sale.



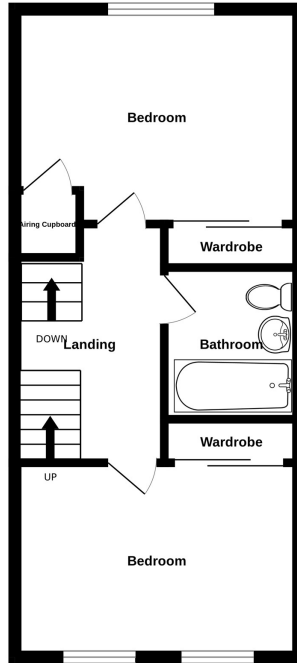
# FLOORPLAN & EPC



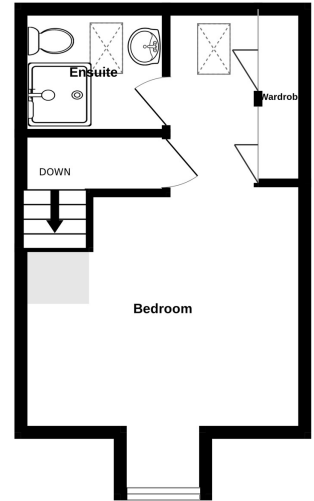
Ground Floor



1st Floor



2nd Floor



Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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