

REDUCED

£210,000 Freehold



17 Manor Road, Stourbridge, West Midlands. DY8 5AW

- CLOSE TO LOCAL AMENITIES
- GAS CENTRAL HEATING
- THREE BEDROOMS
- OFF ROAD PARKING
- CONSERVATORY
- DOUBLE GLAZED
- GARDEN TO REAR
- SHOWER ROOM
- DOWNSTAIRS WC



Select Property Management Ltd
120, High Street, Amblecote, Stourbridge, DY8 4DA

01384 277701

sales@selectsalesandlettings.com



PROPERTY DESCRIPTION

We are instructed to offer FOR SALE this THREE BEDROOM mid terrace situated in the heart of Wordsley close to local schools, shops and main bus routes.

The property comprises of a main entrance hall, a nice size lounge with a feature fireplace and window overlooking the front. From the lounge you enter the kitchen/diner which is fitted out with a good selection of wall and base units in a creamy colour with contrasting worktops, integrated oven, hob and extractor hood, a WC is accessed from the kitchen. There is a conservatory with double French doors leading to the private south facing mature rear garden.

Upstairs are three bedrooms, the largest double is to the rear of the property with window overlooking the rear garden. Then we have another double bedroom to the front with window to front elevation wall. The third bedroom is to the rear with window to the end elevation.

Lastly we have a newly updated shower room fitted out in white with a shower tray and electric shower.

Outside and to the front of the property is a good size drive which can accommodate two cars. The rear garden has a paved patio area and a lawn ideal for relaxing or entertaining in warmer months.

We are informed that a large shed in the garden is included in the sale. The property is UPVC double glazed and gas centrally heated.

Viewings are strictly by appointment with our office.

EPC - D

COUNCIL TAX BAND - A



ROOM DESCRIPTIONS

LOUNGE

3.986m x 3.558m (13' 1" x 11' 8")

CONSERVATORY

3.498m x 2.893m (11' 6" x 9' 6")

BEDROOM ONE

3.087m x 3.027m (10' 2" x 9' 11")

BEDROOM TWO

2.389m x 3.489m (7' 10" x 11' 5")

BEDROOM THREE

3.683m x 2.365m (12' 1" x 7' 9")

BATHROOM

1.400m x 1.699m (4' 7" x 5' 7")

GENERAL

Money Laundering

It is a legal requirement for estate agency businesses to comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To do this, we must undertake robust ID verification, PEP and sanctions checks on any successful purchasers upon offer acceptance. The check must be completed and recorded as satisfactory before issuing sale notifications. All must be provided in person so that Select can verify documents supplied

TENURE

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

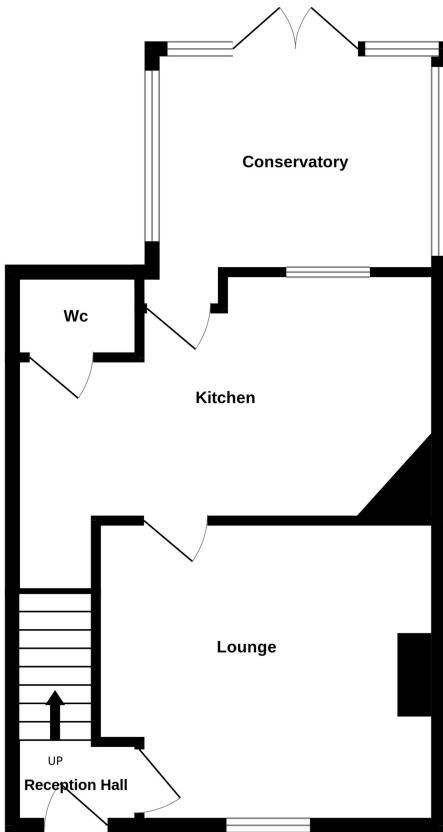
SERVICES

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.

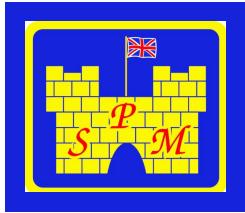
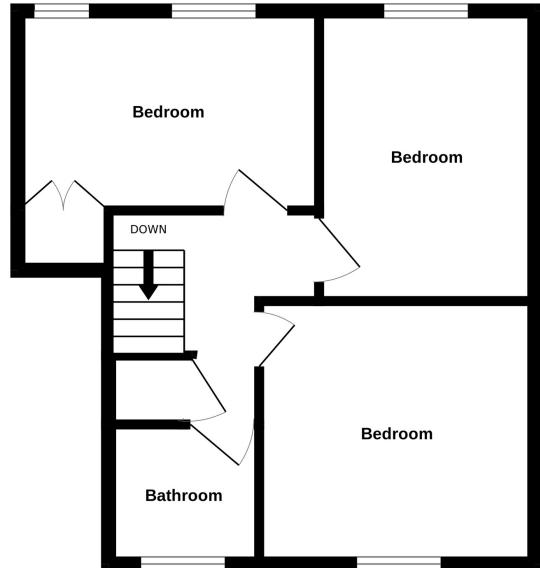


FLOORPLAN & EPC

Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	85
(69-80)	C	
(55-68)	D	66
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	