

REDUCED

£195,000 Freehold



131 High Street, Wordsley, Stourbridge, West Midlands. DY8 5QS

- FULLY REFURBISHED
- MODERN FITTED KITCHEN
- SPACIOUS BATHROOM WITH SEPARATE SHOWER
- TWO BEDROOMS
- FIRST FLOOR BATHROOM
- CHAIN FREE



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PROPERTY DESCRIPTION

SELECT are delighted to offer this refurbished, Mid terrace property FOR SALE. Modernised to a high standard throughout with generous accommodation. Offered with NO UPWARD CHAIN. Accommodation comprises; Sitting Room; Lounge; Modern Kitchen; Cellar; Two bedrooms and family bathroom with bath and separate shower. Generous garden to the rear. The property benefits from, New modern fitted kitchen; New modern Bathroom with bath and separate shower. Updated electrics and Central Heating system. Newly redecorated throughout and new carpets.

This property is ready to move straight into. Viewing is essential to appreciate all on offer. EPC - C. Council Tax Band - A.



ROOM DESCRIPTIONS

APPROACH

The property is set back from the road and accessed from the pavement via new composite door.

SITTING ROOM

11' 08" x 11' 09" (3.56m x 3.58m) Double glazed window to the front aspect. Cupboard housing consumer unit and meter. Radiator.

LOUNGE

11' 09" x 11' 09" (3.58m x 3.58m) Double glazed window to the rear. Door to stairs, cellar and kitchen. Radiator.

KITCHEN

6' 02" x 14' 04" (1.88m x 4.37m) Double glazed window to the rear and door to side. Range of wall and base units with complimentary worktop in Quartz style. 1.5 bowl Stainless steel sink and drainer. Built in oven, hob and extractor fan. Space for integrated washing machine and dishwasher.

CELLAR

11' 02" x 11' 09" (3.40m x 3.58m)

FIRST FLOOR

BEDROOM ONE

11' 4" x 11' 10" (3.45m x 3.61m) Double glazed window to the rear aspect. Radiator.

BEDROOM TWO

8' 06" x 11' 09" (2.59m x 3.58m) Double glazed window to the front aspect. Radiator.

BATHROOM

Double glazed window to the rear aspect. White suite comprising; panel bath with mixer taps; corner shower cubicle with electric shower; Wash hand basin and W.C. Heated towel rail.

GARDEN

To the rear of the property there is an enclosed garden with paved patio and lawn area. Gated access to the entry giving access to the front of the property.

GENERAL

MONEY LAUNDERING

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.

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.



