

REDUCED

£247,000 Freehold



## 5 Thames Close, Pensnett. DY5 4QZ

- Gas Central Heating
- UPVC DOUBLE GLAZED
- GARDEN FRONT AND REAR
- CONSERVATORY
- GARAGE



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

01384 277701  
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## PROPERTY DESCRIPTION

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We are pleased to offer FOR SALE this well presented two bedroom detached bungalow tucked away in a cul de sac position, close to all amenities, shops, schools and main bus routes and benefiting from having off road parking, single garage and gardens front and rear.

The property comprise of main entrance hall leading to a front double bedroom with window. Also off the hall is bedroom two, also a double with window looking over the rear garden. To the end of hall is the lounge which is open to the conservatory with door to rear garden. To the left of the hall is a bathroom fitted in white with shower cubicle and electric shower. Lastly to the right of the hall is the kitchen fitted with a range of wall and base units in cream with integrated oven, hob and extractor hood and door and window leading to rear garden. All windows are UPVC double glazed and the property is gas central heated. Outside the front and rear gardens are easily maintained having astro turf to the rear and paving to the front. There is a single garage. Viewing is highly recommended by appointment only to our office on 01384 277701.

COUNCIL TAX BAND - C EPC - D



## ROOM DESCRIPTIONS

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### LOUNGE

2.384m x 3.803m (7' 10" x 12' 6")

### CONSERVATORY

2.630m x 2.544m (8' 8" x 8' 4")

### KITCHEN

3.422m x 2.211m (11' 3" x 7' 3")

### BEDROOM ONE

2.608m x 3.146m (8' 7" x 10' 4")

### BEDROOM TWO

2.547m x 3.472m (8' 4" x 11' 5")

### BATHROOM

2.428m x 1.295m (8' 0" x 4' 3")

### GARAGE

4.448m x 2.308m (14' 7" x 7' 7")

### 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

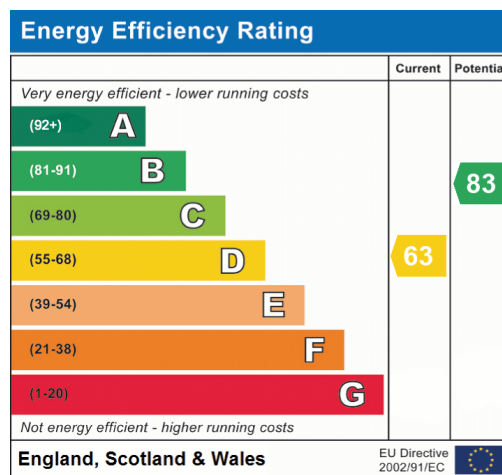
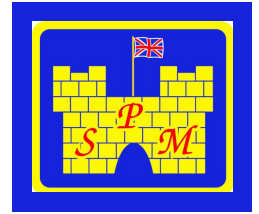
We are advised that the property is FREEHOLD. A buyer is advised to obtain confirmation from their Solicitor prior to completion of the sale.

#### 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.



# EPC



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