

FOR SALE

£335,000 Freehold



35 Herondale Road, Stourbridge, West Midlands. DY8 3LQ

- NO UPWARD CHAIN
- DETACHED FAMILY HOME
- DESIRABLE LOCATION
- THREE BEDROOMS
- GARAGE
- GAS CENTRAL HEATING
- DOUBLE GLAZED
- REAR GARDEN



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

01384 277701 
sales@selectsalesandlettings.com



PROPERTY DESCRIPTION

We are pleased to be instructed to market FOR SALE this THREE bedroom linked detached property, set on a quiet estate in WOLLASTON, close to local schools. within walking distance of shops and main commuting routes.

The property comprises of main entrance hallway leading to a good size and spacious lounge with feature fireplace and gas powered wood burner there are two windows to the front elevation wall. To the left of the hallway is the kitchen which is fitted out with a good selection of wall and base units in cream , there is an integrated double oven, hob and extractor. There is a window and door leading out to the rear garden.

From the kitchen is a dining room with window to the end wall again looking out to the rear garden.

Upstairs are three bedrooms, the main bedroom having fitted wardrobes and window to the rear wall. The second bedroom is again a double with fitted wardrobes and window to the front. The third bedroom is a single room with window to the front. We then have the bathroom fitted in white with mixer shower over the bath and has a vanity unit in light oak, the window is to the end wall.

Outside and to the front of the property is a block paved drive that will accommodate multiple cars and a single garage, mature shrubs and flowerbeds. The rear garden has a block paved patio area and lawn garden with mature shrubs and flower beds.

The property is UPVC double glazed and gas central heated. A nice family home in a popular location, we highly recommend a viewing which can be booked through our office.

EPC - D

COUNCIL TAX BAND - C



ROOM DESCRIPTIONS

LOUNGE

4.980m x 3.187m (16' 4" x 10' 5")

DINING ROOM

3.164m x 2.267m (10' 5" x 7' 5")

KITCHEN

2.590m x 2.414m (8' 6" x 7' 11")

BEDROOM ONE

2.982m x 3.146m (9' 9" x 10' 4")

BEDROOM TWO

2.487m x 3.274m (8' 2" x 10' 9")

BEDROOM THREE

2.246m x 1.906m (7' 4" x 6' 3")

BATHROOM

1.795m x 2.167m (5' 11" x 7' 1")

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

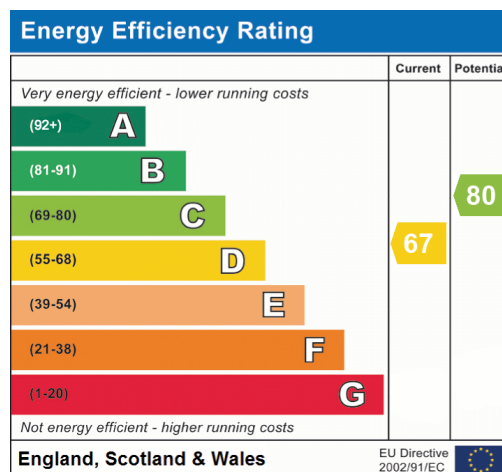
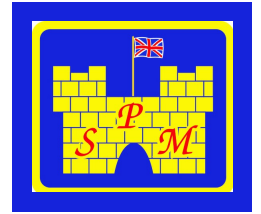
We are advised that the property is FREEHOLD. A buyer is advised to obtain confirmation from their Solicitor prior to completion of the sale.

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.



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