

REDUCED

£234,995 Freehold



3 Longboat Lane, Stourbridge, West Midlands. DY8 4XN

- NO UPWARD CHAIN
- CLOSE TO LOCAL AMENITIES
- GAS CENTRAL HEATING
- DOUBLE GLAZED
- GARAGE
- GARDEN FRONT AND REAR
- OFF ROAD PARKING



Select Property Management Ltd
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PROPERTY DESCRIPTION

We are pleased to be instructed to market FOR SALE this two bedroom semi detached house in WORDSLEY. The property benefits from having off road parking and is within walking distance of shops and local canal walks.

The property comprises of an entrance porch leading into the main lounge with a bow bay window to the front. Then we have the kitchen which is fitted out with a good selection of wall and base units, integrated oven, hob and extractor, there is a window to the end looking out to the rear garden. There are patio sliding doors from the dining room side of the kitchen leading out onto the garden.

Upstairs are two bedrooms, the front bedroom being the main good size double with built in wardrobes and window to the front elevation. The rear bedroom is a single with window to the end wall.

Lastly we have the bathroom which has a white suite with mixer shower above the bath.

Outside and to the front is a block paved driveway that can accommodate at least two cars. To the rear of the property is a paved patio area and lawn garden with mature shrubs and plants. The property also has the benefit of a single garage to the side.

The property is double glazed and gas centrally heated.

SOLD WITH NO UPWARD CHAIN

A viewing is strongly recommended, by appointment with our office.

EPC - D

COUUCIL TAX BAND - B



ROOM DESCRIPTIONS

LOUNGE

4.272m x 4.242m (14' 0" x 13' 11")

KITCHEN

4.234m x 2.980m (13' 11" x 9' 9")

BEDROOM ONE

4.233m x 3.206m (13' 11" x 10' 6")

BEDROOM TWO

2.912m x 2.370m (9' 7" x 7' 9")

BATHROOM

2.018m x 1.678m (6' 7" x 5' 6")

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

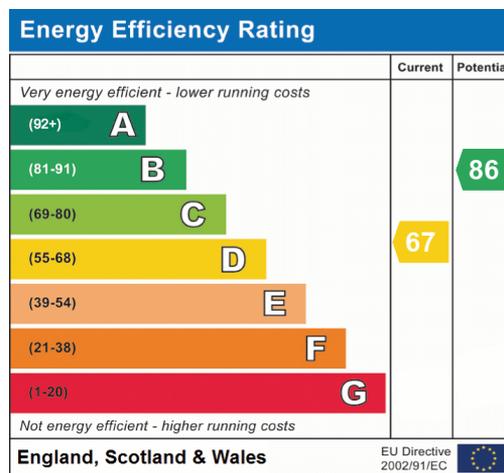
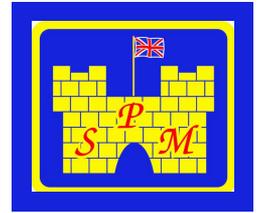
We are advised that the property is FREEHOLD. A buyer is advised to obtain confirmation from their Solicitor prior to completion of the sale.

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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