

REDUCED

£110,000 Leasehold



## 32 Trinity Road, Stourbridge, West Midlands. DY8 4JH

- THREE BEDROOMS
- GARAGE
- COMMUNAL GARDENS
- LOUNGE / DINING ROOM



Select Property Management Ltd  
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### PROPERTY DESCRIPTION

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SELECT are pleased to offer FOR SALE, this Large duplex Maisonette which is located in a popular residential area, close to shops, schools and amenities. The property briefly comprises; Entrance hall, Lounge, Kitchen, Dining Area, Three Bedrooms and Bathroom with shower. Having the benefit of a Single Garage, Communal Grounds, Gas Central Heating and Double Glazing.

The property does require some updating. Viewing recommended. COUNCIL TAX BAND A. EPC BAND C.



## ROOM DESCRIPTIONS

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### ENTRANCE HALL

Laminate floor, stairs to first floor, radiator, double glazed window and door to front

### LOUNGE/DINING ROOM

15' 6" x 15' 10" (4.72m x 4.83m) Double glazed window to rear and door, two radiators, half carpet and half tiled effect laminate floor

### KITCHEN

8' 8" x 7' 3" (2.64m x 2.21m) Double glazed window to front, vinyl flooring, w range of wall and base units with work top, storage cupboard, space for washing machine

### LANDING

Storage cupboard

### BEDROOM ONE

15' 6" x 9' 1" (4.72m x 2.77m) Double glazed window to rear, radiator

### BEDROOM TWO

12' 7" x 8' 8" (3.84m x 2.64m) Double glazed window to front, radiator, built in wardrobes

### BEDROOM THREE

8' 9" x 6' 6" (2.67m x 1.98m) Double glazed window to front, radiator

### BATHROOM

5' 0" x 5' 9" (1.52m x 1.75m) Bath and hand wash basin, separate wc

### 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

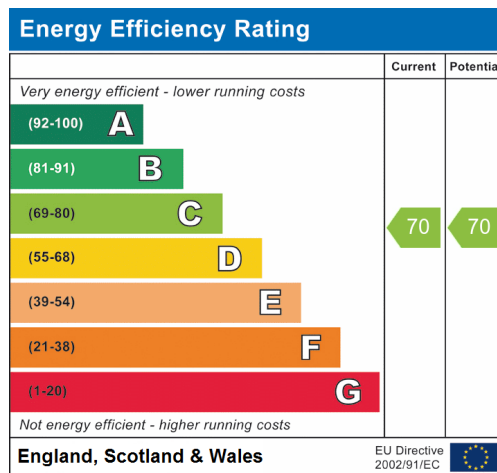
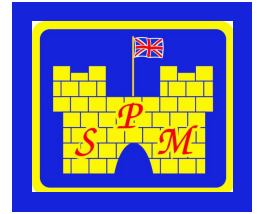
We are advised that the property is LEASEHOLD, there is an unexpired term of approx. 99 years with an annual Ground Rent of £TBC per annum

#### 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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