

FOR SALE

£210,000 Freehold



# 63 Riversleigh Drive, Stourbridge, West Midlands. DY8 4YQ

- Popular Location
- Rear garden
- Parking for two cars
- Separate wet room
- NO UPWARD CHAIN



Select Property Management Ltd  
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## PROPERTY DESCRIPTION

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A great opportunity to purchase this two bedroomed terrace house in popular location, tucked away in the corner of the Drive. The accommodation consists of small entry hallway leading to a good sized lounge with fireplace and window to front. A door leads off lounge to kitchen, again a good size, which has a range of light oak coloured wall and base units, and a built in store cupboard. Sliding patio doors lead to rear garden with paved area, lawn and mature shrubs. The stairs lead off the kitchen to landing, with fully tiled bathroom, white bath and white vanity unit. The bathroom can be accessed from both landing and main bedroom. There is also a separate fully tiled wet room with electric shower. Bedroom one is a double size with fitted wardrobes and window facing front. Bedroom two is also a double with fitted wardrobes and window to rear. The property benefits from off road parking for two cars. Viewing is recommended to appreciate the space provided by this property. Offered with no upward chain. EPC - D COUNCIL TAX BAND B



## ROOM DESCRIPTIONS

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### LOUNGE

4.717m x 3.458m (15' 6" x 11' 4")

### KITCHEN

3.805m x 3.451m (12' 6" x 11' 4")

### BEDROOM ONE

3.450m x 3.237m (11' 4" x 10' 7")

### BEDROOM TWO

3.467m x 2.538m (11' 4" x 8' 4")

### BATHROOM

1.813m x 1.539m (5' 11" x 5' 1")

### SHOWER ROOM

1.615m x 0.760m (5' 4" x 2' 6")

### 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 License 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.

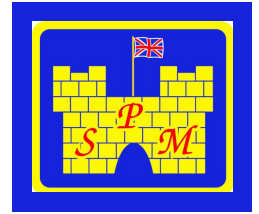
#### SERVICES

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 - D COUNCIL TAX BAND B

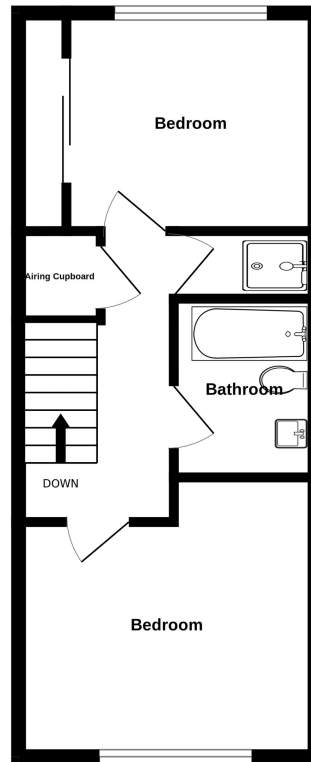
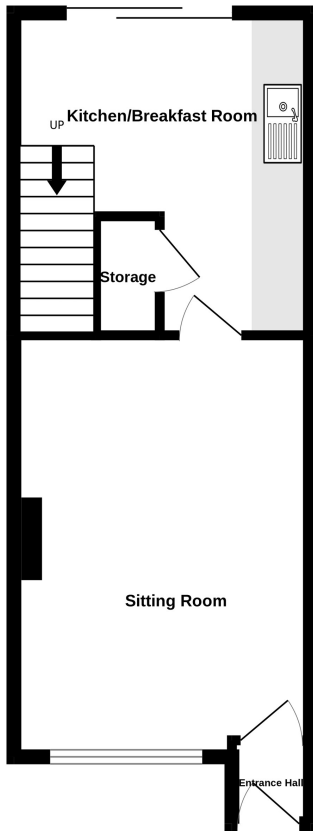


# FLOORPLAN & EPC



Ground Floor

1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>91</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>64</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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