



Wordsley

12 Quillets Road,
Stourbridge, DY8 5NF

ANDREW COLE
ESTATES

Wordsley, £279,950

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Stourbridge, DY8 5NF

This well situated three bedroom semi-detached house enjoys an excellent position within this select road in an established residential area.

Representing an excellent opportunity with three well proportioned bedrooms and a large bathroom, this fine home requires some updating which could certainly be undertaken over time. The property benefits from a spacious rear lounge and a fitted kitchen to the front. With central heating and double glazing, the property has a full width block paved driveway to the front elevation and easy to maintain private rear gardens. Ideally placed for local shops on Lawnswood Road and good local schools including The Glynne and Fairhaven Primary and Summerhill Secondary schools.

With the countryside, some 10 minutes walk away, this is a property not to be missed and a viewing is essential to be appreciated.

No Upward Chain





EPC: D58
COUNCIL TAX BAND C with Dudley MBC

GROUND FLOOR

ENCLOSED ENTRANCE PORCH

RECEPTION HALL

LOUNGE (REAR)
18' 9" x 10' 5" (5.71m x 3.17m)

KITCHEN (FRONT)
11' 1" x 6' 8" (3.38m x 2.03m)

FIRST FLOOR

FIRST FLOOR LANDING

BEDROOM NO. 1 (REAR)
13' 4" x 8' 9" (4.06m x 2.66m)

BEDROOM NO. 2 (REAR)
10' 7" x 8' 9" (3.22m x 2.66m)

BEDROOM NO. 3 (FRONT)
10' 5" x 8' 9" (3.17m x 2.66m) (8'9" is max
and 7'2" min)

BATHROOM



OUTSIDE

GARAGE
15' 8" x 8' 3" (4.77m x 2.51m)

BLOCK PAVED DRIVEWAY to FRONT

PRIVATE REAR GARDENS



THINKING OF SELLING?

Or just curious to find out the value of your property, we would be pleased to provide a free, no obligation market appraisal.

OPENING HOURS

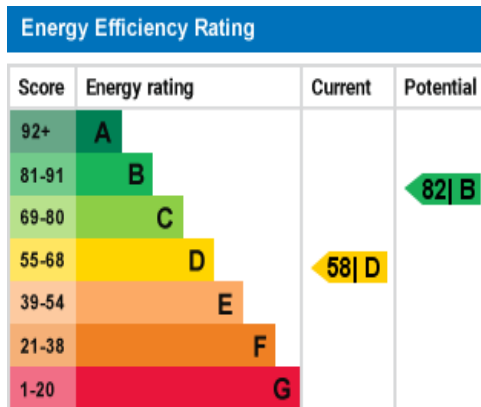
Monday: Friday: 09:00 - 17:30
Saturday: 09:00 - 13:00







While every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to how operability or efficiency can be given. Made with Metropac C3002



SERVICES

We are advised that mains electricity, water, gas and drainage are available.

TENURE

We advised that the property is Freehold.

VIEWING

By prior appointment with Andrew Cole Estates on 01384 288 188. Our office is open 6 days a week, Monday to Friday 9.00am till 5.30pm and Saturday 9.00am till 4.00pm.

MEETING THE REQUIREMENTS

IMPORTANT INFORMATION – THE PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these particulars but they are for general guidance only and must not be relied upon. The text and photographs are for guidance and illustration purposes only and Items shown in photographs are not included, unless agreed. If there is a particular point of importance, please seek professional verification prior to exchange of contracts.

TENURE

We have been advised via the seller only of tenure and have not checked the legal title. Please obtain verification from your Solicitor.

PLANNING PERMISSIONS / BUILDING REGULATIONS

Any property with extensions, alterations or conversions – check via your Solicitor/Surveyor that the correct permissions/approvals/building regulations were sought, applied for or granted and we do not accept responsibility for the same.



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