



Wordsley

4 Sandhurst Grove,
Stourbridge, DY8 5RH

ANDREW COLE
ESTATES

Wordsley, Offers in the Region Of £240,000

4 Sandhurst Grove,
Stourbridge, DY8 5RH

AGENTS NOTE: ALL OFFERS TO BE SUBMITTED TO THE AGENT, IN WRITING, BY FRIDAY 15th DECEMBER, 2023:

A two bedroom detached bungalow with spacious accommodation, standing in an excellent position in this small cul-de-sac within a quiet residential area and having no upward chain.

Projecting an attractive frontage with PVCu double glazing, a good sized garage to the side, driveway with ample parking and level gardens which are well stocked.

Internally, the accommodation has well proportioned rooms with a lovely lounge having a bow window to front elevation. There has been some slight to moderate water damage to ceiling and walls from leaking central heating pipes in the loft which have been repaired and some general improvement is needed throughout.



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The breakfast kitchen has integrated appliances and a door directly to the rear garden, there are two double bedrooms and a bathroom.

A full and early inspection is recommended to appreciate the gas centrally heated accommodation arranged on one floor.

EPC: D61

Council tax: Band D with Dudley MBC

GROUND FLOOR

ENTRANCE HALL

LOUNGE (FRONT)

18' 9" x 11' 3" (5.71m x 3.43m)

Having a bow window to front elevation

BREAKFAST KITCHEN (REAR)

11' 8" x 8' 9" (3.55m x 2.66m)

With integrated appliances and door to the rear garden

BEDROOM NO. 1 (REAR)

11' 8" x 11' 9" (3.55m x 3.58m)

BEDROOM NO. 2 (FRONT)

8' 8" x 8' 5" (2.64m x 2.56m)

BATHROOM (SIDE)

6' 0" x 5' 9" (1.83m x 1.75m)

OUTSIDE

GARAGE

16' 8" x 8' 3" (5.08m x 2.51m)

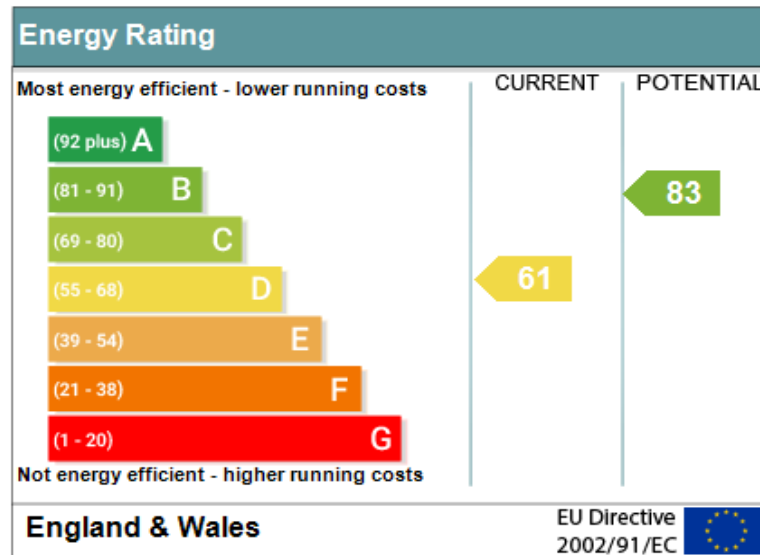
DRIVEWAY

LEVEL GARDENS TO FRONT AND REAR



When using a floor plan to view the location of the property, please note that the plan is 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.

Address: 4 Sandhurst Grove, STOURBRIDGE, DY8 5RH
RRN: 9310-2477-0390-2527-3225



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.

