



Wordsley

39 Marshall Crescent,
Stourbridge, DY8 5TA

ANDREW COLE
ESTATES

Wordsley, £254,500

39 Marshall Crescent,
Stourbridge, DY8 5TA

A stunning three bedroom property tucked away in a quiet corner of this newly established development and located in a lovely position near the head of a quiet cul-de-sac, approached via block paved roadways with well tended borders and from the front looks onto the historic Wordsley hospital buildings and clock tower which have been restored and renovated by Shropshire Homes. Internally, the accommodation has been beautifully maintained and having the benefits of three bedrooms, the master bedroom with en suite and a house bathroom.

On the ground floor, there is an entrance hall, fitted cloakroom, spacious lounge and excellent dining kitchen with integrated appliances, overlooking the easy to maintain rear garden. A gate at the head of the garden leads to a private dedicated driveway at the rear of the property with parking for two cars. This newly established and very popular location is ideally placed for excellent schools, local amenities and access via





major roads to Stourbridge, Merry Hill, Dudley and Wolverhampton. The property has central heating, double glazing and is being marketed with **NO UPWARD CHAIN**.

Viewing is essential in order to appreciate this very fine home in lovely quiet surroundings.

EPC: C78

Council tax: Band B with Dudley MBC



GROUND FLOOR

ENTRANCE HALL

FITTED CLOAKROOM

LOUNGE (FRONT)

15' 9" x 11' 6" (4.8m x 3.5m)

DINING KITCHEN (REAR)

16' 5" x 8' 10" (5.0m x 2.7m)

FIRST FLOOR

FIRST FLOOR LANDING

BEDROOM NO. 1 (FRONT)

11' 2" x 10' 10" (3.4m x 3.3m)

(Note: 3.3m (10'10") is maximum)

With EN SUITE SHOWER ROOM off

EN SUITE SHOWER ROOM (FRONT)

6' 11" x 3' 3" (2.1m x 1.0m)

Off Bedroom no. 1

BEDROOM NO. 2 (REAR)

8' 6" x 7' 7" (2.6m x 2.3m)

BEDROOM NO. 3 (REAR)

9' 2" x 5' 11" (2.8m x 1.8m)

BATHROOM (SIDE)

7' 3" x 5' 7" (2.2m x 1.7m)

OUTSIDE

DRIVEWAY

Located at rear of property with access via a gate at the head of rear garden to a private dedicated driveway

GARDENS

Easy to maintain gardens to front and rear

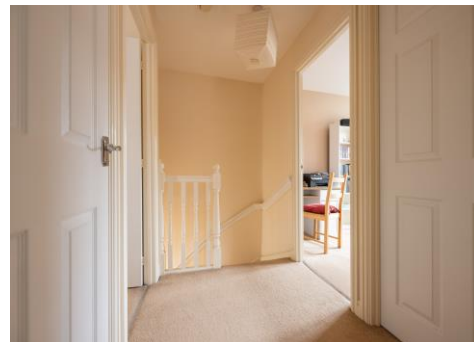
THINKING OF SELLING?

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





SERVICES

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

TENURE

We are 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

MISDESCRIPTIIONS 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.

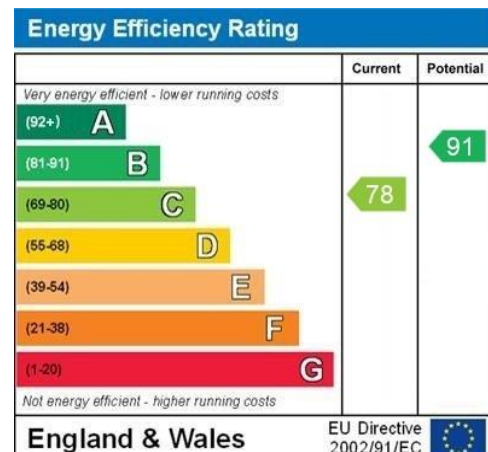
TENURE

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.



rightmove