



Stourbridge

70 Windsor Grove,
West Midlands, DY8 5AQ

ANDREW COLE
ESTATES

Stourbridge,

£255,000

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West Midlands, DY8 5AQ

This attractive bay fronted 1930's semi-detached home enjoys an excellent position within this quiet and select cul de sac, located in a well established and popular area of Wordsley, Stourbridge. Conveniently placed for good schools including Ashwood Primary School and The Wordsley School this fine home projects an appealing frontage complimented by double glazed windows. A driveway extends alongside the property to a single garage and there are easy to maintain gardens with elevated views overlooking the surrounding area. Internally, the well maintained accommodatin has been enlarged to include a light and spacious through living room/dining room with double doors to divide if required and a fitted kitchen. On the first floor there are three well proportioned bedrooms and a fitted bathroom.

The property is offered with NO ONWARD CHAIN and a full and early inspection is highly recommended.





Agents Note: The property was underpinned in 1990, due to some historic settlement, further details can be provided on request from the selling agent.

EPC: TBC

Council Tax: Band B with Dudley MBC

GROUND FLOOR

ENTRANCE HALL

LOUNGE (FRONT)

14' 3" x 11' 4" (4.34m x 3.45m)

DINING ROOM (REAR)

15' 9" x 11' 4" (4.80m x 3.45m)

KITCHEN (REAR)

12' 3" x 5' 1" (3.73m x 1.55m)

FIRST FLOOR

FIRST FLOOR LANDING

BEDROOM NO. 1 (FRONT)

13' 5" x 10' 6" (4.09m x 3.20m) With fitted wardrobes

BEDROOM NO. 2 (REAR)

11' 5" x 10' 4" (3.48m x 3.15m) With fitted wardrobes

BEDROOM NO. 3 (FRONT)

7' 4" x 6' 3" (2.23m x 1.90m)

BATHROOM (REAR)

7' 0" x 5' 4" (2.13m x 1.62m)



OUTSIDE

GARAGE

16' 0" x 8' 0" (4.87m x 2.44m)

REAR GARDEN

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

MISDESCRIPTORS 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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