



Wordsley

79 Chatsworth Mews,  
Stourbridge, DY8 5JR

**ANDREW COLE**  
E S T A T E S



# Wordsley, £260,000

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With uninterrupted views and adjacent to the open countryside, this property is a perfect sanctuary for a growing family. Beyond the attractive frontage with carefully maintained fore gardens awaits a property with comfort and style. Approached via a pedestrian pathway from Elmwood Road there is parking set aside at the roadside and also at the rear where there is vehicular access to the part garage/home working space. With a homely and calming interior, the property has been carefully enlarged providing a generous reception hall with ample storage cupboards, an extended and impressive kitchen incorporates a beautiful range of modern units. The rear lounge/dining area is bathed in borrowed light from the full width conservatory. First floor landing provides access to three well proportioned bedrooms and a modern re-fitted bathroom. There are landscaped rear gardens leading to a part garage and newly completed home working space located at the rear of the property with parking area. The property has been tastefully decorated throughout





and the centrally heated accommodation, complimented by UPVC double glazing also has a wealth of other refinements associated with a property of this standard.

Situated just a short stroll from The Roe Deer eatery, having an immaculate fore garden and those amazing views! Contemplate easy dog walking on your doorstep, excellent amenities on Lawnswood Road and superb local schools.

This property, presented in a 'MOVE IN' condition requires a full and early inspection to be appreciated.

EPC: TBC

Council Tax is Band D - Dudley MBC

#### GROUND FLOOR

ENLARGED ENTRANCE HALL

LOUNGE/DINING ROOM

15' 2" x 14' 7" (4.62m x 4.44m)  
Having an understairs cupboard

FITTED KITCHEN

11' 3" x 8' 6" (3.43m x 2.59m)

CONSERVATORY

15' 8" x 5' 3" (4.77m x 1.60m)

#### FIRST FLOOR

FIRST FLOOR LANDING





BEDROOM NO. 1 (REAR)  
13' 10" x 8' 9" (4.21m x 2.66m)

BEDROOM NO. 2 (FRONT)  
9' 7" x 8' 9" (2.92m x 2.66m)

BEDROOM NO. 3 (REAR and SIDE)  
9' 3" x 6' 0" (2.82m x 1.83m)

BATHROOM  
5' 7" x 5' 3" (1.70m x 1.60m)

**OUTSIDE**  
PART GARAGE/STORAGE  
8' 0" x 8' 0" (2.44m x 2.44m)  
Located at the end of the rear garden

GARDENS  
Landscaped immaculately kept front and rear gardens

HOME WORKING/HOBBIES AREA  
7' 6" x 6' 7" (2.28m x 2.01m)  
Newly completed with ample power points,  
window and door to 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

#### 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.



**rightmove** 

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