



## 21 MARLBOROUGH GARDENS, WORDSLEY

STOURBRIDGE, DY8 5EE

OFFERS IN THE REGION OF £199,950  
FREEHOLD

Three bedroom end of terrace in a popular location just a short distance from local shops, parks and schools. Well presented throughout, the property has a driveway providing off road parking and accommodation including hallway, modernised kitchen, spacious rear living room, three bedrooms and bathroom. To the rear of the property is a pleasant, low maintenance garden with large timber store.



# 21 MARLBOROUGH GARDENS

- CUL-DE-SAC LOCATION • DRIVEWAY PROVIDING OFF ROAD PARKING • SPACIOUS REAR LIVING ROOM • LOW MAINTENANCE GARDEN • POPULAR LOCATION • LOCAL SHOPS AND SCHOOLS NEARBY



## APPROACH

The property is approached via a driveway providing off road parking. A gated side passage provides access to the rear garden.

## ENTRANCE PORCH

Doorway to the entrance hall.

## ENTRANCE HALL

Radiator, staircase to the first floor landing and doors to the kitchen and living room.

## KITCHEN

8'10" x 8'6"

Double glazed window to the front, tiled floor and a range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a stainless steel sink and drainer unit with mixer tap. There is plumbing for a washing machine, space for both a cooker and fridge freezer.

## LIVING ROOM

Double glazed window to the rear, two radiators, feature fireplace and doorway to the rear garden.

## FIRST FLOOR LANDING

### BEDROOM ONE

11'8" x 9'1"

Double glazed window to the front, radiator, built in double wardrobes.

### BEDROOM TWO

10'5" x 9'1"

Double glazed window to the rear, radiator.

### BEDROOM THREE

8'5" x 6'0"

Double glazed window to the front, radiator.

### BATHROOM

Double glazed obscure window to the rear, radiator, white suite comprising close coupled w.c. pedestal wash hand basin and panelled bath.

### REAR GARDEN

To the rear of the property is a low maintenance tiered garden with patio areas and a large timber framed shed. A gated side passage leads to the front driveway.

### SERVICES

The agent understands that mains gas, electricity, water and drainage are available.

### TENURE Freehold

The property is Freehold

### COUNCIL TAX

Dudley Council - Tax Band B

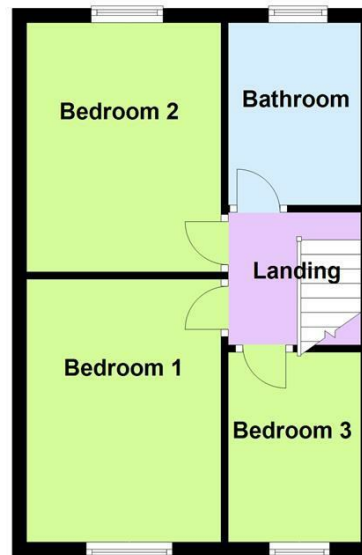
## 21 MARLBOROUGH GARDENS



### Ground Floor



### First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements