

PHOTOS

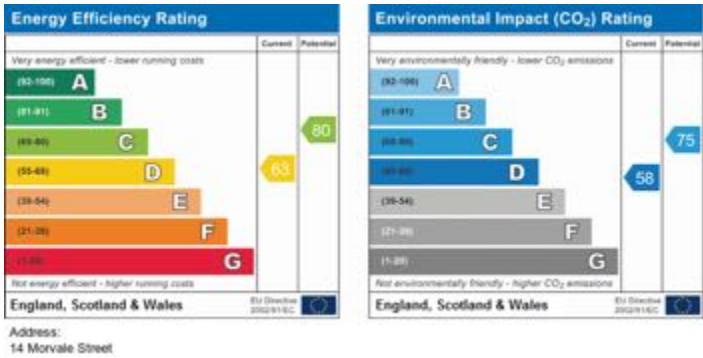


ianperks
estate agent

14 Morvale Street, Lye



ENERGY RATING



FOR SALE

14 Morvale Street, Lye, Stourbridge, DY9 8DF

Introduction

We are pleased to offer for sale 14 Morvale Street, Lye, presenting an excellent opportunity to purchase this detached, extended, spacious and well designed, two bedroomed bungalow constructed circa 1975. Now benefiting from replacement gas fired combination central heating boiler and having been rewired, deceptively spacious accommodation includes large central reception hall with hanging cloaks leading off. Extended living room to the rear enjoying a full length view to the garden. Kitchen. Utility. Two bathrooms. Two double bedrooms. Large garage and excellent parking to the front. Enclosed and private garden to the rear.

Standing well back from the road behind a walled fore garden laid to riven paved slabbed frontage with block paved vehicular driveway and pathway laid to a herringbone pattern. Side wrought iron gate leading to UPVC double glazed and panel door with diamond leaded side panelling opening to

Accommodation (Ground Floor)

Large Central Reception Hall

Comprising panel radiator, power points, telephone point, two lighting points to ceiling, access via drop down ladder to roof space. Built-in cloaks cupboard with a range of fitted shelves and two hat and coat strips.

Living Room (Rear)

Comprising rear double glazed sliding patio door giving access to the garden, Cotswold stone fire place with dressed hearth and wooden mantle above, fitted living flame gas coal fire (not tested), two panelled radiators, power points, TV connection point, two lighting points to coved ceiling.

Kitchen (Rear)

Being fully glazed tiled and comprising a range of wood grain effect laminate base and wall cupboards, laminate roll topped work surfaces, inset composite sink unit with mixer tap, inset four ring electric Neff hob, built-in Neff electric oven, Karndeian flooring, light point to ceiling, rear double glazed window and fitted extractor vent, power points, electric cooker point.

Side panel door opens to

Utility

Again with Karndeian flooring and offering a range of base and wall cupboards, plumbed for domestic appliance and waste outlet, two lighting points to ceiling, wall mounted electric heater, wall mounted Worcester Bosch gas fired central heating boiler serving hot water and the central heating system as used throughout the property. UPVC double glazed door giving access to the garden. Door opens to

Garage

A large garage with access to the Utility and having a side door leading to frontage. Up-and-over front panel door, sealed concrete floor, light point to ceiling, power points.

Bedroom One (Front)

Comprising front diamond leaded double glazed bow window and deep sill, full range of built-in and fitted bedroom furniture including over bed units and bedside cabinets, panel radiator, light point to coved ceiling, power points.

Bedroom Two (Front)

A second double bedroom, again with a full range of built-in and fitted wardrobes and bedroom furniture, front diamond leaded UPVC double glazed bow window and deep sill, thermostatically controlled panel radiator, power points, light point and pull switch to ceiling.

Bathroom

A refitted bathroom, being fully glazed tiled including a ceramic tiled floor, including a large walk-in shower cubicle with glazed splash screen and entry door, adjustable hand attachment, vanity wash hand basin and WC. Full contemporary style suite in White with chrome fittings. Down lighting and extractor vent to ceiling, side opaque window, tubular chrome towel rail/radiator.

Shower Room/Bathroom Two

Being fully glazed tiled including ceramic tiled floor, large walk-in shower unit with glazed concertina entry door and splash screen, Triton electric shower unit and adjustable hand attachment, vanity wash hand basin, WC. Full contemporary suite in White with chrome fittings, side opaque diamond leaded UPVC double glazed window, tubular chrome towel rail/radiator, two down lighters to ceiling.

Outside

Garden (Rear)

Having side gated access or access from the rear utility door or patio door from the living room leading to a full width paved patio with outside security lighting and cold water tap, central lawned garden with side paved pathway. The property enjoys a private aspect.

General

Tenure

We believe the property to be Freehold.

Services

We understand all mains services are installed, however none have been tested.

Possession

Immediate vacant possession will be give upon legal completion. There is no upward chain.

Local Authority

Dudley Metropolitan Borough.

Dimensions (ft/m)

Lounge: 12'7" x 20'7" / 3.85m x 6.27m; Kitchen: 9'1" x 9'0" / 2.77m x 2.75m; Bedroom 1: 10'10" x 10'4" / 3.32m x 3.16m; Bedroom 2: 10'8" x 10'4" / 3.27m x 3.16m; Utility: 7'2" x 14'4" / 2.20m x 4.38m (max); Garage: 11'4" x 17'11" / 3.46m x 5.46m (max).



Arranging a viewing

Viewings are by appointment only. Telephone us now to discuss your requirements and check availability for viewing.

Making an offer

If you were not handed an offer form at your viewing, please call and we will post one to you. Your offer should be your best as negotiation does not always take place.

The owner will consider your offer based on not only the amount, but also your current situation. We will write to you to confirm the owner's decision. If your offer is accepted, we will then notify solicitors.

Arranging a mortgage

We can put you in touch with mortgage experts who give helpful, friendly advice. Please ask for details.

Fixtures & fittings

Unless specified within these particulars, fixtures & fittings will not be included in the sale.

Important notice

These particulars are intended to give a fair and reliable description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested.

All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Ian Perks Estate Agent.

We reserve the right to amend these particulars without notice.