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28 Spinney Close
Wordsley

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28 Spinney Close, Wordsley, Stourbridge DY8 5LA

This 2 Bedroom Detached Bungalow enjoys a great end position and sought after cul-de-sac location, leading off Balmoral Road, approached from the top end of Lawnswood Road, on the rural edge of Wordsley, yet still conveniently located for Wordsley Park and local shopping amenities at Lawnswood Road and Wordsley Green shopping centre.

The Bungalow has been adapted with changes to the original Garage and offers flexible accommodation with gas central heating and the majority with UPVC double glazing. Comprising: Porch Entrance, Entrance Hall, Snug, Lounge, Dining Room/Bedroom 2, Inner Hall, Bedroom 1 with range of wardrobes, dressing table and drawers, Bathroom, Breakfast Kitchen, Utility Room and Enclosed Carport.

OVERALL, A BUNGALOW READY TO PERSONALISE, BEING MUCH BIGGER THAN FIRST IMPRESSIONS AND WELL WORTH INSPECTION TO FULLY APPRECIATE – AVAILABLE WITH NO ONWARD CHAIN.

There is a Porch Entrance with part double glazed composite front door and UPVC double glazed side screens, 2 Side UPVC double glazed windows, tiled floor, UPVC double glazed door and obscure UPVC double glazed side screen opening to the Entrance Hall having door to Lounge, door to Snug and Cupboard (housing the Main gas central heating boiler).

There is a Snug with laminate floor, UPVC double glazed door/side screen to Driveway and small paned glazed door to the Inner Hall.

The Lounge has a brick fireplace with tiled hearth, wooden mantel and inset fire, UPVC double glazed front window with wide sill and door to Inner Hall.

Small paned glazed doors open to the Dining Room/Bedroom 2 having UPVC double glazed rear window.

The Inner Hall has a corner store cupboard, additional store cupboard, loft access (with the ladder) and door to Bathroom and Kitchen. A door also gives access to Bedroom 1 having a range of cream wardrobes to corner with end shelving, dressing table with drawers and recessed ceiling lights over, 2 matching bedside drawers and UPVC double glazed rear window.

There is an L shaped Bathroom having a mint green suite with corner sunken bath having Triton shower over and side shower screen, wash basin with vanity cupboard below, WC, obscure UPVC double glazed front window, tiled walls and recessed ceiling lights. The Breakfast Kitchen has a range of light oak style wall and base cupboards, worktops, sink and mixer tap, tiled splashbacks, integrated cooker hood, 2 display cupboards each with light, UPVC double glazed rear window, 2 appliance spaces and obscure UPVC double glazed side door to Garden.

A door gives access to the Utility Room having a worktop with inset circular bowl sink, appliance spaces below, tiled splashback, wall cupboards, recess behind door and door opening to the enclosed Carport.

The enclosed Carport is an irregular shape being a good size and having metal folding entrance doors, single glazed rear timber fixed screens and part obscure single glazed timber door to Garden.



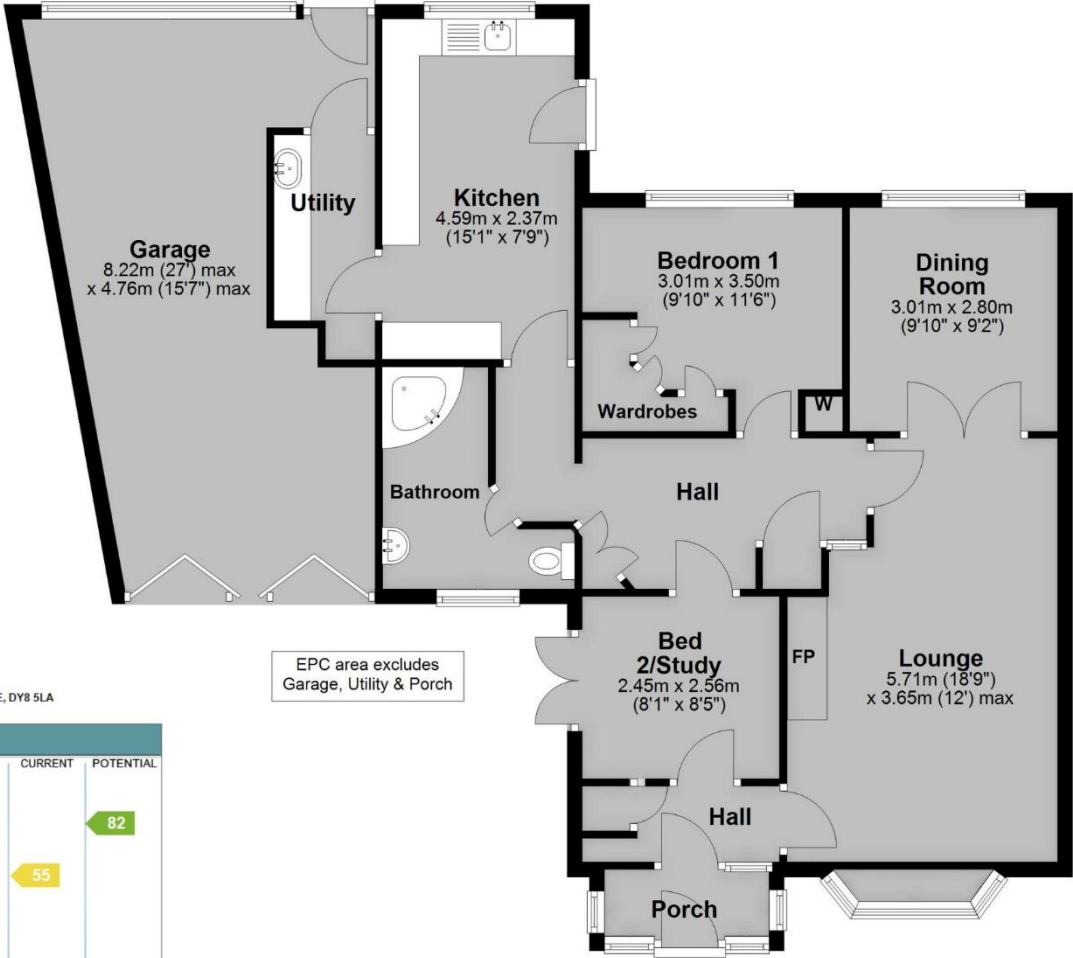


FLOOR PLANS

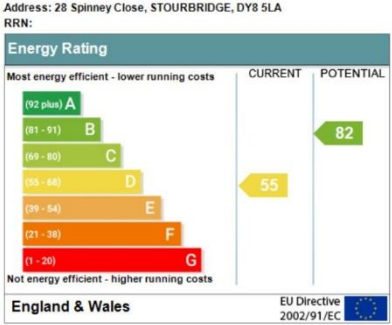
Council Tax Band: C
Tenure: Freehold

Ground Floor

Approx. 113.8 sq. metres (1224.7 sq. feet)



EPC area excludes
Garage, Utility & Porch



Total area: approx. 113.8 sq. metres (1224.7 sq. feet)



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on

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