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31 Ashdown Drive  
Wordsley

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## 31 Ashdown Drive, Wordsley, DY8 5QY

Improved and well presented 3 bedroom semi-detached family home located at this popular address in Wordsley. Ashdown Drive leads off from Stream Road and is well placed for amenities, local schools, public transport and King George V Park. There is UPVC double glazing throughout and gas central heating.

Accommodation is over two floors and briefly comprises; Reception Hall, WC, Lounge/Diner, Kitchen, Landing, 3 good size Bedrooms, family Bathroom, Garage and rear Garden.

OVERALL A QUALITY AND WELL APPOINTED FAMILY HOME. INSPECTION ADVISED TO APPRECIATE OVERALL LAYOUT AND SPACE.

On approach, you are greeted by a blocked paved driveway with a lawned garden to one side and electric vehicle charging point. On entrance to the property, you are greeted by composite front door which leads through to the Reception Hall. The Hallway has a WC, stairs to first floor and door through to;



The Lounge/Diner has an attractive bay window and window to the rear which provides ample natural light. A door from the Lounge leads through to the Kitchen.

The Kitchen is fitted with a range of glossy wall and base units with worktops that incorporate an inset sink and drainer, built in oven and electric hob with extractor fan over. There is understairs storage cupboard and a cupboard which houses the 'Worcester Bosch' boiler. Further to this, there is a door leading to the rear Garden.

To the first floor, the landing has loft access, an airing cupboard and doors to;

There are three generous Bedrooms of which Bedroom one and three are located at the rear of the property. The Family Bathroom is fitted with a white suite comprising: WC, pedestal basin, 'P' shaped bath with shower over and spotlights.

The Garage has an electric roller shutter door, lighting and electricity. There is a door leading out to the rear Garden.

Externally, there is a low maintenance rear Garden which benefits from steps leading down to a spacious patio with lawn area beyond. Also, the property enjoys an open outlook towards the Historic Clock Tower.

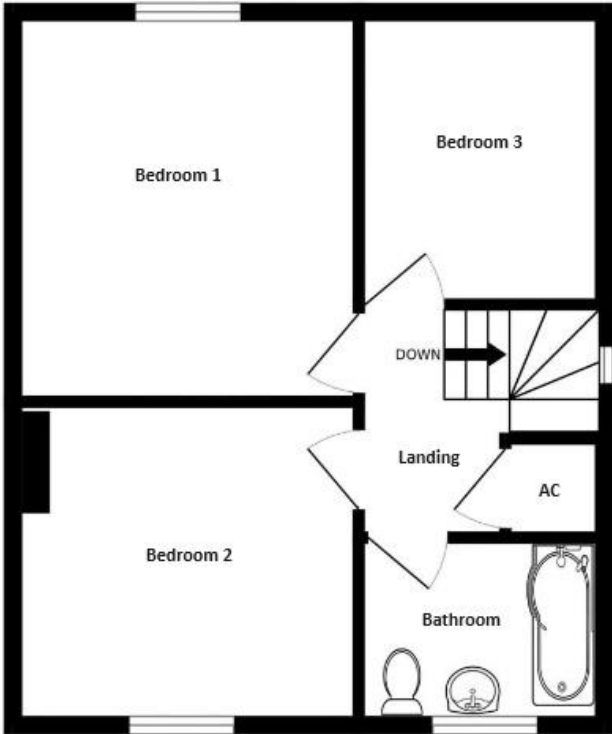
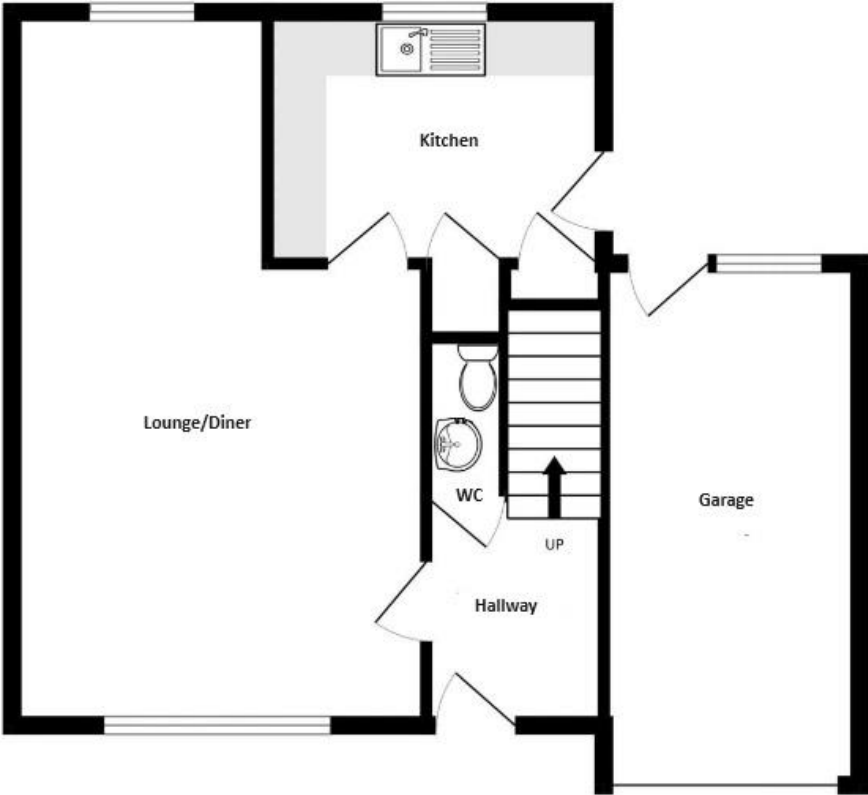


# FLOOR PLANS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor

1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only  
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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 <https://www.leeshaw.com/downloads/referral-fees.pdf>

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