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**Troon Place**  
Wordsley, Stourbridge



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## 14 Troon Place, Wordsley, Stourbridge DY8 5EN

This improved and updated, 2 bedroom Link-Detached Bungalow is well presented and worthy of internal inspection to fully appreciate, being available with no onward chain.

Troon Place is a sought after Wordsley location towards the top end of the Ashwood Park development being approached from Balmoral Road and Rothesay Drive, enjoying a cul-de-sac position close to King George V Park, local shopping amenities on Lawnswood Road and Wordsley Green Shopping Centre, together with further amenities in Kingswinford.

With gas central heating, double glazing and comprising: Porch, Entrance Hall, Kitchen, Lounge, Inner Hall, 2 Bedrooms (Bedroom 1 with wardrobes), refitted Shower Room, Garage & Driveway.

OVERALL, A BUNGALOW IN A POPULAR LOCATION WHERE VIEWING IS HIGHLY RECOMMENDED.

There is a Porch Entrance being UPVC double glazed with 2 top opening windows, UPVC double glazed door, radiator and obscure timber single glazed door and screen opening to the Entrance hall having Cupboard, radiator, part glazed door to Lounge and sliding door to Kitchen.



The Kitchen has a range of beach style wall and base cupboards, worktops, tiled splash backs, one and a half bowl sink and mixer tap, Diplomat built-in oven, Diplomat gas hob with integrated cooker hood over, integrated fridge, integrated freezer, integrated washer dryer, integrated slimline dishwasher, under cupboard lights and UPVC double glazed side window.

There is a Lounge/Dining room, to the front, having a fireplace with electric fire, UPVC double glazed window and 2 radiators. A part glazed door opens to the Inner Hall having loft access, Store (with sliding door, radiator and light) and doors to 2 Bedrooms and Shower Room.

Bedroom 1 has a built-in wardrobe having three sliding doors (1 mirrored), rear UPVC double glazed window and radiator. Bedroom 2 has two rear UPVC double glazed windows with centre door opening to the Garden and radiator.

The refitted Shower Room has a white suite with corner shower cubicle having curved screen doors, semi recessed basin with vanity cupboard below, WC with concealed cistern, chrome ladder radiator, tiled walls and obscure UPVC double glazed side window.

The Garage has side opening metal doors, Worcester gas central heating boiler, strip light, basin, part single glazed timber pedestrian door to Garden and with rear petition and door opening to the Rear Store having UPVC double glazed window, radiator, base cupboards, strip light and power points.

The Rear Garden is west facing having a paved patio leading onto lawn.

At the front, there is a Driveway and gravelled area with surrounding low wall.

Tenure: Freehold

Council Tax Band: C

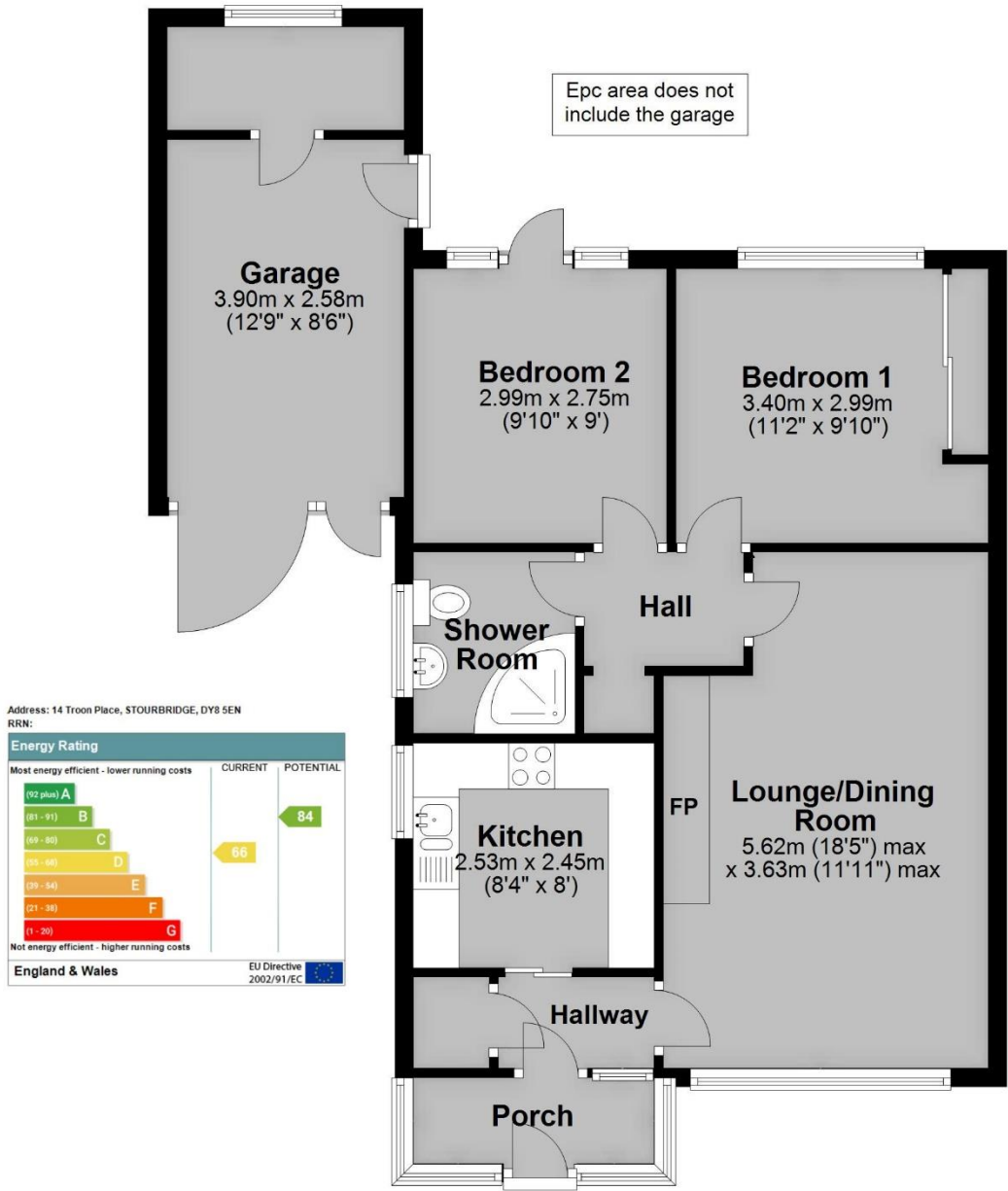




# FLOOR PLANS

## Ground Floor

Approx. 70.3 sq. metres (756.5 sq. feet)



Total area: approx. 70.3 sq. metres (756.5 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 <https://www.leeshaw.com/downloads/referral-fees.pdf>

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