



Bloore King & Kavanagh

Sales & Lettings



6 Compton Road
DY9 0TE

Offers In The Region Of £260,000

Property Description

A very well presented two bedroom semi detached bungalow located in the sought after Pedmore area of Stourbridge.

This lovely home has the benefit of double glazing and gas central heating throughout and briefly comprises: entrance hall, lounge, kitchen, two bedrooms, family bathroom and garage.

To the front of the property is a garden and driveway and to the rear is a large garden with patio.

NO UPWARD CHAIN. EPC - D / CT - C

Location

Pedmore

Pedmore is a residential suburb of Stourbridge in the West Midlands of England bordering Lye, Wollescote and Oldswinford. It was originally a village in the Worcestershire countryside until extensive housebuilding during the interwar years saw it gradually merged into Stourbridge.

Entrance Hall

Access to bathroom, both bedrooms and lounge

Lounge

3.61m x 5.46m (11'10" x 17'10")

Spacious lounge with fireplace and a front facing window.

Measured at widest point.

Fitted Kitchen

3.11m x 2.50m (10'2" x 8'2")

Doors and windows to the garden. Fitted kitchen with range of eye and low level units incorporating: stainless steel sink and drainer, space for a cooker, space and plumbing for a washing machine.

Measured at widest point.

Bedroom One

3.52m x 3.12m (11'6" x 10'2")

Window to Rear.

Bedroom Two

3.15m x 2.88m (10'4" x 9'5")

Window to front.

Bathroom

1.86m x 1.67m (6'1" x 5'5")

Window to side. Three piece suite comprising paneled bath with shower over, pedestal wash hand basin and low level WC. Chrome heated towel rail.



Garden

Large garden laid to lawn with patio area and mature trees, Side access gate.

Garage

Wooden doors to front and window to rear. Gas and electric meters.

Freehold

We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Brochure Declaration

FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points.

PLANNING PERMISSION/ BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.

REFERRAL FEES: We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.



Ground Floor



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