Connells

Armstrong Close
Stourbridge

Armstrong Close
Stourbridge DY8 4HT

for sale
£160,000

Property Description

A GOOD SIZE, THREE BEDROOM END OF TERRACE IN STOURBRIDGE. TUCKED UP THE CORNER OF A CUL-DE-SAC. AVAILABLE WITH NO UPWARD CHAIN DELAY. *Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.*

To The Front

Lawn with inset pathway to porch.

Porch

Storage cupboard and front door.

Hall

Radiator, stairs off and doors to;

Cloakroom/Wc

Low flush wc and wash hand basin.

Lounge

Double glazed window to front elevation and radiator.

Kitchen

Double glazed window to rear elevation. A range of wall and base units. Work surfaces incorporating sink unit and tiled splashbacks. Provision for further domestic appliances. Door to;

Dining Room

Double glazed window and door to rear elevation. Radiator.

Landing

Storage cupboard and doors to:

Bedroom One

Double glazed window to rear elevation and radiator.

Bedroom Two

Double glazed window to front elevation and radiator.

Bedroom Three

Double glazed window to rear elevation and radiator.

Bathroom

Double glazed window to front elevation and radiator. Paneled bath, wash hand basin and low flush wc.

Rear Garden

Fully enclosed rear garden laid mainly to lawn with inset pathway to rear gate.

Parking

There is no front driveway but there is shared access to private shared parking behind the property.

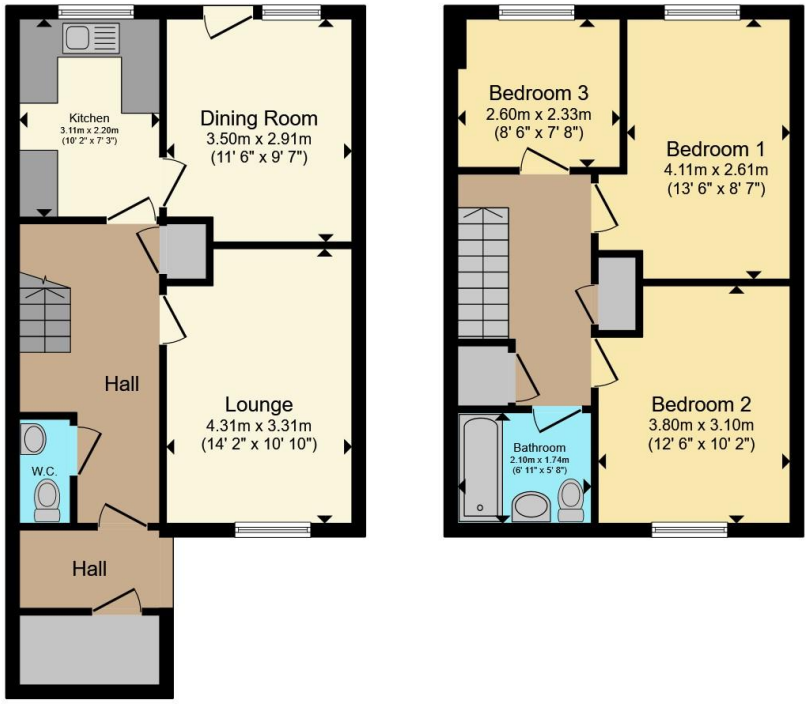
Agents Note

"This property is part of a large Title that includes other properties that are not included in this sale. The creation of a new Title for the property being sold will be undertaken during the conveyance in preparation for completion. Your conveyancer will take

the necessary steps and advise you accordingly.

We may not have all material information relating to this property which is sold as seen. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

The monthly service charge of £6.23pcm is applicable to the property as a guide only and is subject to confirmation and possible annual increase. Please enquire with the branch at time of interest where they would be happy to check. We have not tested any apparatus, equipment, fixtures, fittings, or connection of utility services. Any checks to working condition and suitability will be at the buyers own cost.



Ground Floor **First Floor**

Total floor area 88.0 m² (947 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01384 374 545
E stourbridge@connells.co.uk

11B St. Johns Road
STOURBRIDGE DY8 1EJ

EPC Rating: C

Council Tax Band: B

view this property online connells.co.uk/Property/SBR313637

Tenure: Freehold

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.