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1 St Marys Lane, Oldswinford, Stourbridge, West Midlands,
DY8 2HE

A delightful two bedroom cottage ideally situated in the heart of Oldswinford, offering a fantastic central location within easy walking distance of the railway station. Offering charm, convenience and excellent potential, this quaint cottage would make an ideal home for first time buyers, couples, or those looking to downsize.

The property welcomes you through an attractive porch into an entrance hallway, leading to a characterful split-level dining room and fitted kitchen with traditional quarry-tiled flooring. The comfortable living room provides a lovely space to relax. Upstairs, there are two well-proportioned double bedrooms, with the main bedroom benefiting from dual-aspect windows. A spacious family bathroom completes the first floor, featuring a shower over the bath.

Further benefits include gas central heating, neat and tidy gardens, and off-road parking for two vehicles.

Early viewing is highly recommended to appreciate all this lovely cottage has to offer.

Approach

Driveway providing off road parking.

Entrance Hall

Welcoming hall with doors off to all ground floor accommodation, stairs rise to first floor.

Lounge

13'9" x 7'4" (4.20 x 2.24)

Double glazed bay window to side with additional window to front, central heated radiator.

Dining Room

13'11" x 9'0" (4.26 x 2.76)

Opening to the kitchen, quarry tiled flooring, built in storage cupboard, door off to cellar, double glazed window to front, door off to side garden.

Kitchen

9'1" x 8'6" (2.78 x 2.60)

Variety of wall & base units, tiled splashback, sink & drainer, ceramic sink with mixer tap, plumbing for washing machine, two double glazed windows to front.

Landing

Doors off to all first floor accommodation.



Bedroom 1
13'9" x 7'6" (4.20 x 2.30)

Double glazed bay window to side, with additional window to side, built in wardrobe, central heated radiator.

Bedroom 2
10'7" x 8'7" (3.24 x 2.64)

Double glazed window to front, central heated radiator.

Bathroom

Corner bath with shower over, wash hand basin, opening to the w.c, double glazed window to front.

Cellar

Garden

Located to the front offers tidy lawn with mature shrubs & patio to the rear.

Tenure (Freehold).

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.



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We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

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