





NO ONWARD CHAIN!

This well presented, 3 bedroom, mid terraced property would make an ideal first time home or an excellent choice for those looking to downsize. Offering well proportioned accommodation throughout, the property provides a great opportunity for the new owner to add their own personal touch and update the home to suit their preference.

Marlborough Gardens is situated within a quiet cul-de-sac on the popular 'Ashwood Park' estate in Wordsley. The property benefits from a wealth of local amenities nearby, excellent transport links and close proximity to popular primary and secondary schools.

With gas central heating, UPVC double glazing and accommodation comprising; Porch, Entrance Hall, Lounge, Kitchen, Conservatory, Landing, 3 Bedrooms, Shower Room and Rear Garden.

OVERALL, THIS IS A PROPERTY WELL WORTH VIEWING TO FULLY APPRECIATE THE ACCOMMODATION ON OFFER AND FURTHER BENEFITS FROM HAVING NO ONWARD CHAIN!





3 GOOD SIZED BEDROOMS

On the Ground Floor, there is a Porch leading through to the front door, which opens into the Entrance Hall, with stairs to the first floor Landing and a door leading into the Lounge.

The good sized Lounge is located at the front and benefits from a fire with surround, there is a door leading into the Kitchen/Diner.

The Kitchen is fitted with wall and base cupboards, worktops, splashback tiles, inset sink and drainer and space for appliances. furthermore, there is a pantry cupboard, understairs cupboard, partly tiled walls, tiled floor and door to the Conservatory.

The Conservatory is UPVC and benefits from a storage cupboard, radiator and French doors to rear Garden.

On the first floor landing there is an airing cupboard which houses the boiler and doors to 3 good sized bedrooms, of which Bedroom 2 features built in wardrobes. The Shower Room is fitted with a white suite comprising; wc, pedestal sink, corner shower with electric shower head, wall mounted storage, radiator and partly tiled walls.





SOUTH WEST FACING REAR GARDEN



Externally, the South West facing Rear Garden features a patio with lawn beyond, shallow steps leading up to the rear gate, established shrubs and planting and a useful garden shed.

To the front, there is a low maintenance frontage, mostly laid with decorative stone and gravel and a paved pathway leading to the front door.

Tenure: Freehold. Construction: Brick with pitched tiled roof. Services: All main services are connected. Broadband/Mobile Coverage: visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Council Tax Band: B





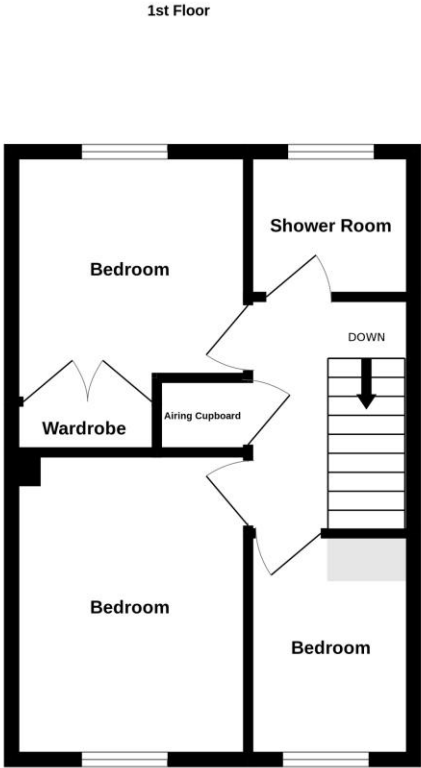
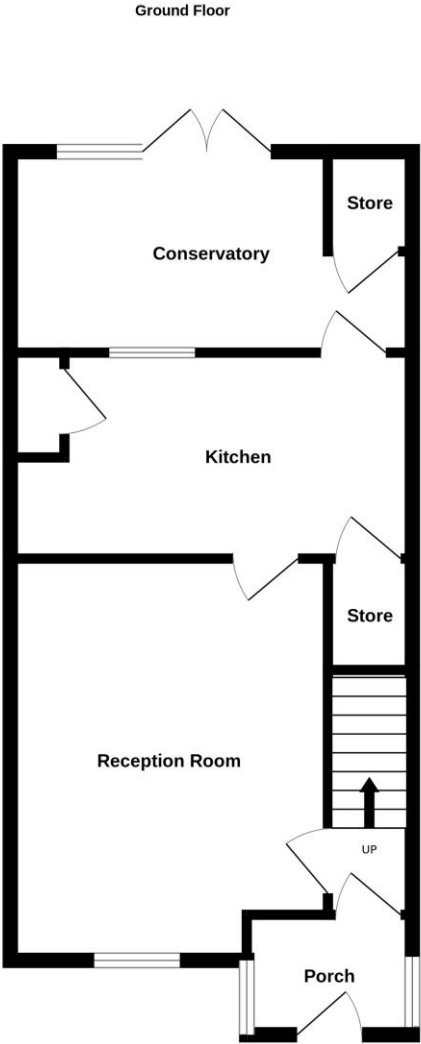
The
LEE, SHAW
Partnership

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 www.leeshaw.com/downloads/referral-fees.pdf



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



- Measurements:**
- Lounge: 4.7m x 3.6m
 - Kitchen 4.6m x 2.4m
 - Conservatory: 4.4m x 2.4m
 - Bedroom 1: 3.5m x 2.7m
 - Bedroom 2: 3.0m x2.7m
 - Bedroom 3: 2.6m x 1.8m
 - Shower Room: 1.8m x 1.7m

Measurements are approximate. Not to scale. Illustrative purposes only
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The **LEE, SHAW** Partnership

VALUE. SELL. LET.

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