

For Sale

£205,000



Madeira Court George Street Wordsley Stourbridge DY8 5YN

Situated within a small and established row of terraced houses situated on George Street in Wordsley, this modern home offers an excellent opportunity for first-time buyers, downsizers or investors. The property enjoys a tucked-away position while remaining conveniently located.

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To The Front

Frontage with astroturf area, inset paved pathway to front door and gravel area to side.

Porch

Double glazed porch with door to;

Lounge

Double glazed window to front elevation, radiator, stairs off to first floor landing and door to;

Kitchen

Double glazed window and door to rear elevation, radiator, a range of wall and base units. Work surfaces incorporating stainless steel sink unit, gas hob and electric oven with extractor fan above. Provision for further domestic appliances.

Landing

Loft access, radiator and doors to;

Bedroom One

Double glazed window to front elevation, radiator and fitted wardrobe.

Bedroom Two

Double glazed window to front elevation, radiator and fitted wardrobe.

Shower Room

Double glazed window to front elevation, radiator, spotlights, fully tiled, extractor fan, shower cubicle, wash hand basin and low flush wc.

Rear Garden

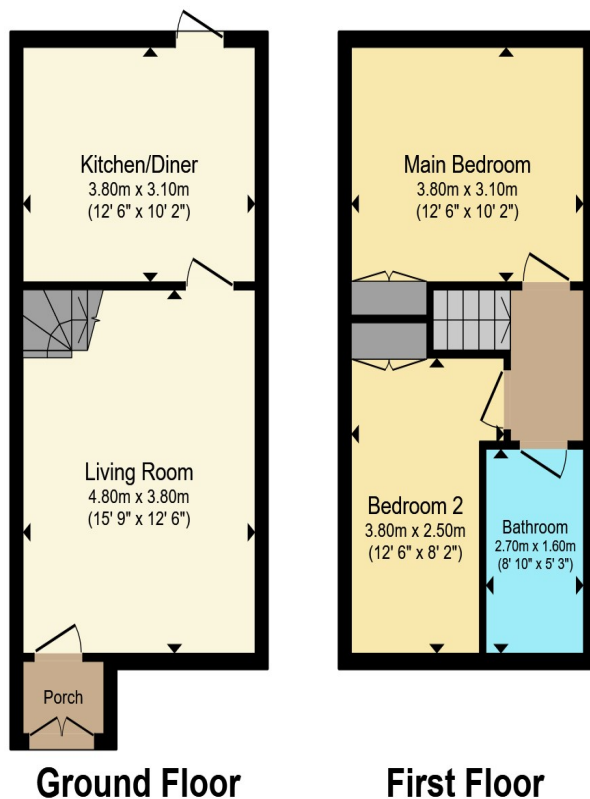
Fully enclosed rear garden with paved patio area leading to astroturf garden. Further patio area to rear.

Aml

"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."







Total floor area 62.2 m² (670 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

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Property Ref: SBR313836 - 0001

Tenure: Freehold EPC Rating: C

Council Tax Band: B

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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.

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