



Ensall Drive, Stourbridge

Offers Over £169,950

Features:

- A modern semi detached house
- Two bedrooms
- Lounge
- Delightful breakfast kitchen
- Upgraded family bathroom
- 3 car parking to side
- Enclosed rear garden
- Epc rating D

Description:

FREEHOLD TO BE ACQUIRED UPON COMPLETION A most delightful, two bedroom semi detached house. Occupying a pleasant cul-de-sac location in Wordsley, close to local shops and supermarkets, a choice of schooling, medical centre, post office, Ashwood Park and popular walks along the nearby canal towards the glass museum. The property layout comprises: Entrance porch. Well-presented lounge, with stairs to first floor, oak effect flooring, space for furniture placed beneath the stairs and door leading off to an excellent breakfast kitchen. This has matching wall and base units, a black inset sink, gas hob with extractor over, oven beneath, space for plumbing for appliances and pvc exit door to the garden. Upstairs has two ample bedrooms, bedroom two with a fitted wardrobe. The most impressive bathroom has been recently refitted to include a bath with Jacuzzi fittings, oak topped cupboard where a square basin is placed over with water fall tap and inset lights behind the bath. Outside: The pleasant rear garden is enclosed by fences, has two patio areas to each end of the lawn, a side gate to retrieve the bins and a timber shed. Other benefits include: Replaced double glazing. Gas fired central heating to radiators. This property would make a great first purchase in a popular location.



Details:

Hall

Lounge

14' 9" x 12' 7" Inc stairs (4.49m x 3.83m)

Breakfast Kitchen

12' 6" x 8' 3" (3.81m x 2.51m)

Stairs rise to landing

Bedroom 1

12' 6" x 8' 3" (3.81m x 2.51m)

Bedroom 2

12' 6" x 7' 2" (3.81m x 2.18m)

Replaced bathroom

7' 4" x 6' 0" (2.23m x 1.83m)

EPC Rating: D

Council Tax Band: B (tbc by solicitors).

Tenure: Leasehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 809 9809.



How can we help you?

Need a mortgage?

We recommend Morgan Financial Solutions. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 809 9809, or visit their website for more information: www.morganfs.co.uk

Property to sell?

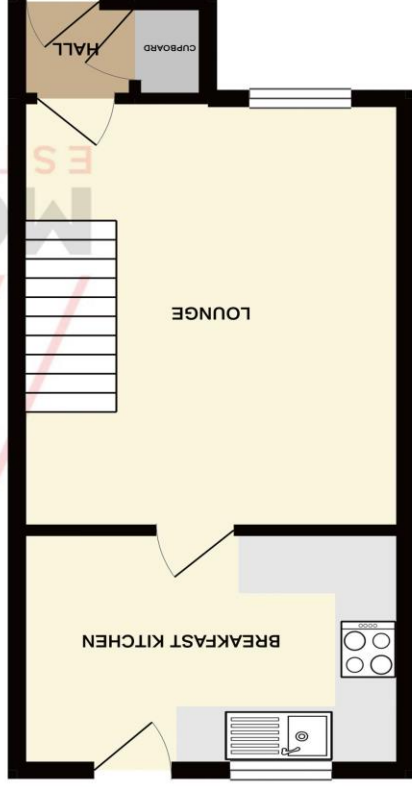
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

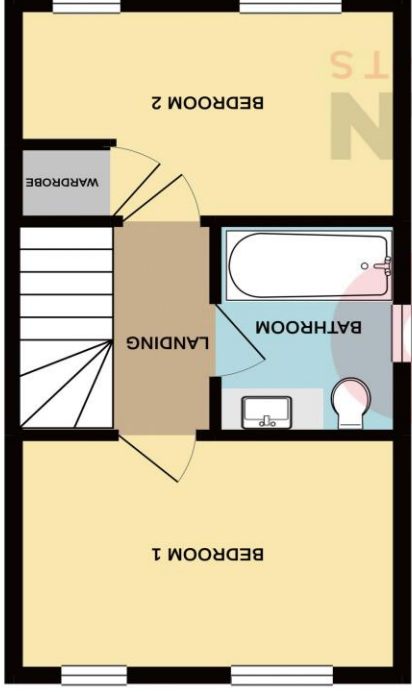
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.



GROUND FLOOR 309 sq. ft. (28.7 sq. m.)



1ST FLOOR 289 sq. ft. (26.8 sq. m.)

TOTAL FLOOR AREA: 598 sq. ft. (55.5 sq. m.) approx.
What every agent has been asked to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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