

HUNTERS®

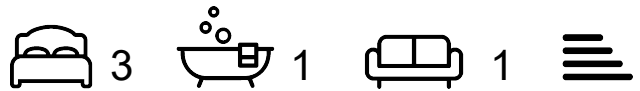
HERE TO GET *you* THERE



Marlborough Gardens

Wordsley, Stourbridge, DY8 5EE

£244,950



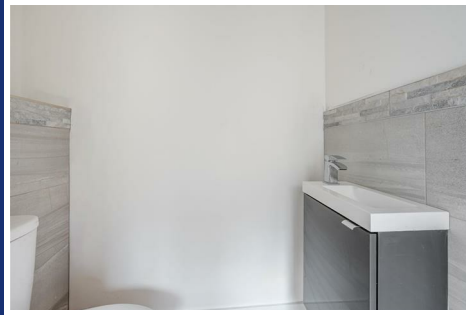
Council Tax:



21b Marlborough Gardens

Wordsley, Stourbridge, DY8 5EE

£244,950



Front Of The Property

With two parking spaces.

Kitchen

10'3" x 15'0" (3.13 x 4.58)

With a double glazed door to front, fitted wall and base units, work surfaces, one and a half sink and drainer, integrated dishwasher, electric oven and fridge freezer, electric hob, cooker hood, recessed spotlights. under stairs storage area, doors to rooms, underfloor heating and stairs to the first floor landing.

Utility

With a door leading from the kitchen, double glazed door to side, wall mounted boiler, washing machine, kitchen base units and door to cloakroom.

Cloakroom

With a door leading from the utility room, WC, wash hand basin, recessed spotlights, extractor fan, part tiled walls and underfloor heating.

Lounge Diner

12'0" x 15'0" (3.68 x 4.59)

With a door leading from the kitchen, double glazed window to rear, underfloor heating and double glazed french doors to the rear garden.

Landing

With stairs from the kitchen, doors to rooms, built in storage cupboard and a central heating radiator.

Bedroom One

14'2" x 8'6" (4.34 x 2.61)

With a door leading from the landing, double glazed window to front and a central heating radiator.

Bedroom Two

14'2" x 8'2" (4.33 x 2.51)

With a door leading from the landing, double glazed window to rear and a central heating radiator.

Bedroom Three

9'2" x 6'6" (2.8 x 2)

With a door leading from the landing, double glazed window to rear and a central heating radiator.

Bathroom

With a door leading from the landing, double glazed window to front, bath with shower, WC, wash hand basin and tiled walls.

Garden

With double glazed french doors from the lounge to a patio, lawn and side access with outdoor tap.



An aerial satellite map showing a residential area. A red pin is placed on a road. Text labels include 'King George V Park' in green, 'WORDSLEY' in white, and 'High St' in yellow. The Google logo is visible in the bottom left corner.

GROUND FLOOR

1ST FLOOR

LOUNGE/DINER

UTILITY ROOM

WC

KITCHEN

STORM PORCH

STAIRS

UP

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

LANDING

STAIRS

DOWN

STORAGE

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Whilst every attempt has been made 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.
Made with Metropix C3023

Please contact our Hunters Stourbridge Office
on 01384 443331 if you wish to arrange a viewing appointment for this
property or require further information.

Energy Efficiency Rating

Rating	Score Range	Current	Potential
A	92 plus		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating

Rating	Score Range	Current	Potential
A	92 plus		
B	81-91		
C	69-40		
D	55-48		
E	39-54		
F	21-38		
G	1-20		

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales

EU Directive 2010/31/EC

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