ABODE
SALES & LETTINGS

Madeira Court, George Street, Wordsley, West Midlands, DY8 5YN

£210,000

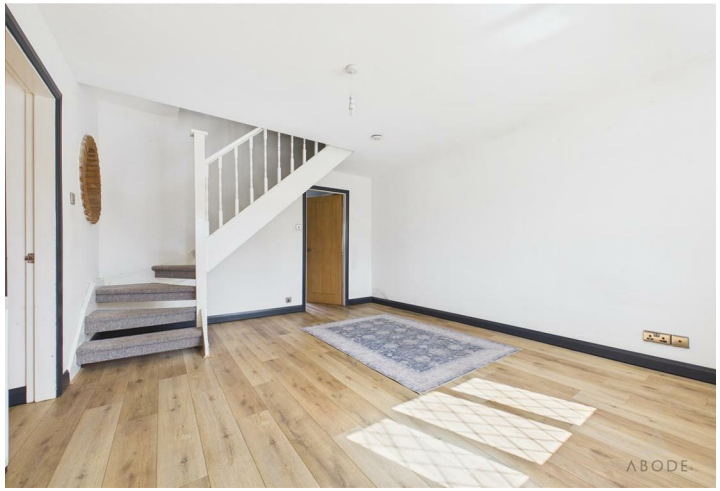
https://www.abodemidlands.co.uk

Situated in a convenient and popular residential location, this well-presented two-bedroom home offers spacious and versatile accommodation ideal for first-time buyers, small families, or investors. The property benefits from a generous lounge, an extended second reception room providing flexible living space, and a modern fitted kitchen with integrated appliances.

To the first floor are two well-proportioned bedrooms and a stylish family bathroom, all presented to a good standard throughout. Further benefits include UPVC double glazing, gas central heating, and useful storage solutions.

Offering comfortable and adaptable living space in a convenient setting close to local amenities and transport links, early viewing is highly recommended to fully appreciate everything this attractive home has to offer.

Available for sale with no upward chain.



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Lounge

A generously sized living room featuring a composite entrance door to the front elevation and a UPVC double-glazed leaded lattice window providing natural light. The room includes a television point, central heating radiator, and a meter cupboard housing the electrical consumer unit. Additional features include a smoke alarm and an internal window, with an oak veneer door leading through to the extended reception space.

Extended Reception Room

A bright and versatile room with UPVC double-glazed windows to both the front and rear elevations, allowing for excellent natural light throughout. Complete with a central heating radiator and loft access via a hatch, this space is ideal as a second lounge, playroom, or formal dining area.

Kitchen

Fitted with a range of matching base and eye-level units, complemented by work surfaces for food preparation. The kitchen includes a UPVC double-glazed window and a frosted rear door providing access to the outside. Integrated appliances comprise a four-ring induction hob with stainless steel extractor hood, oven and grill, and a one-and-a-half bowl stainless steel sink with mixer tap. There is plumbing for additional white goods, a central heating radiator, and ceiling spotlights.

Landing

Providing access to all first-floor rooms, with a smoke alarm and loft access via a hatch. Internal oak veneer doors lead to:

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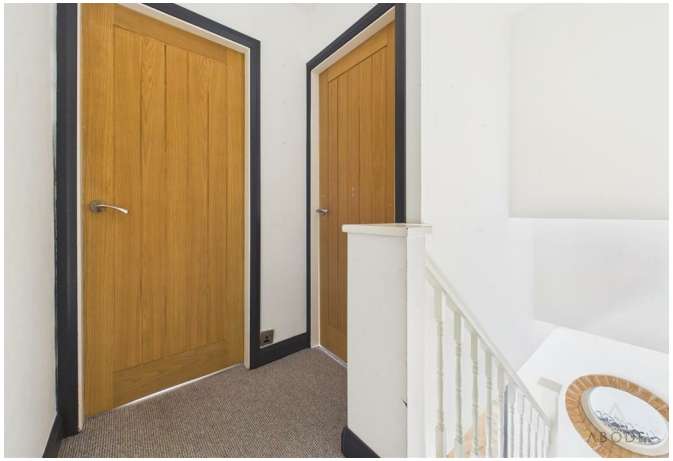


Bedroom One

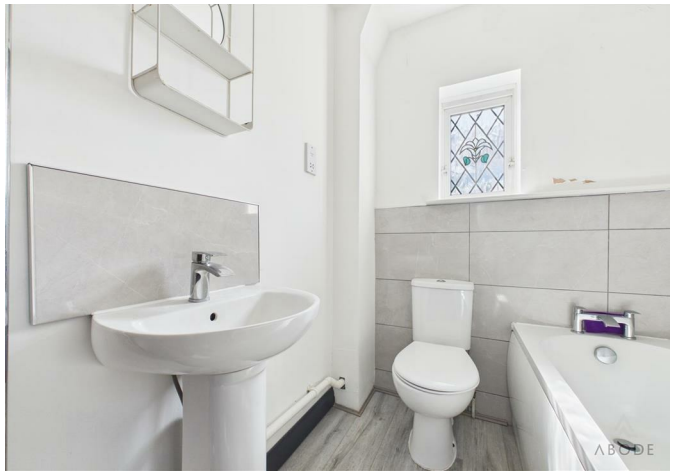
A well-proportioned double bedroom with a UPVC double-glazed window to the rear elevation, central heating radiator, and a useful walk-in storage area.

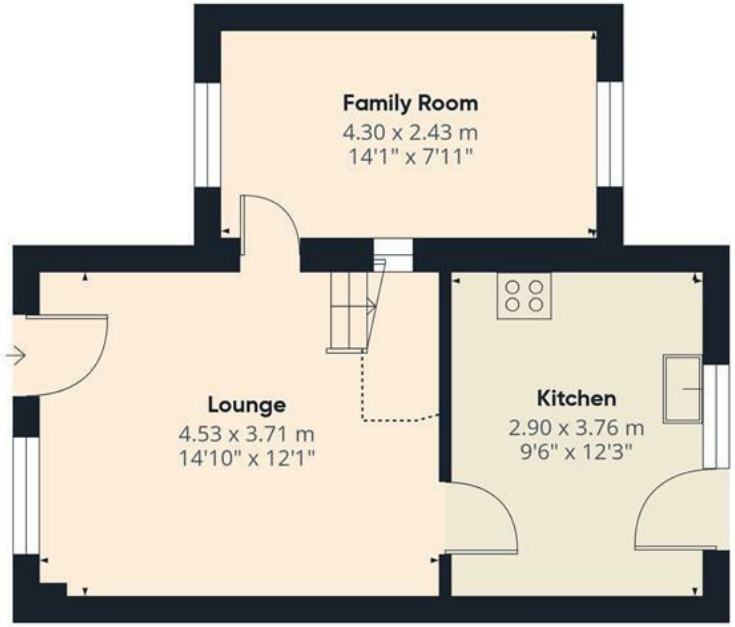
Bedroom Two

A comfortable second bedroom featuring a UPVC double-glazed window to the front elevation, central heating radiator, and TV aerial point.

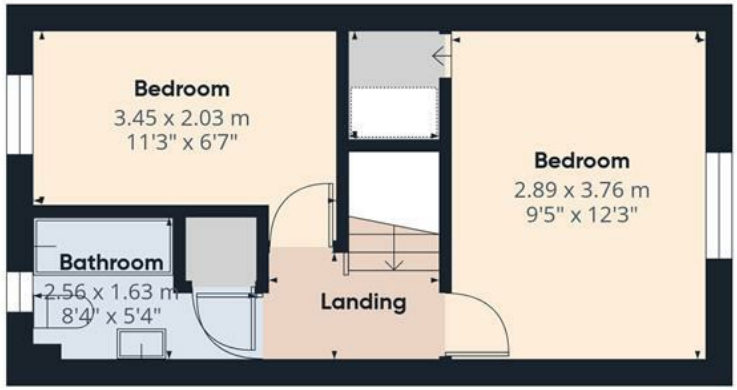
Bathroom

A modern family bathroom with a UPVC double-glazed frosted window to the front elevation. The suite comprises a low-level WC, pedestal wash basin with mixer tap, and a panelled bath with mixer tap and electric shower over, complete with a glass screen. The room is finished with complementary tiled walls, an extractor fan, and additional storage cupboard.





Floor 0



Floor 1

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Approximate total area(1)

63.4 m²

683 ft²

Reduced headroom

1.5 m²

16 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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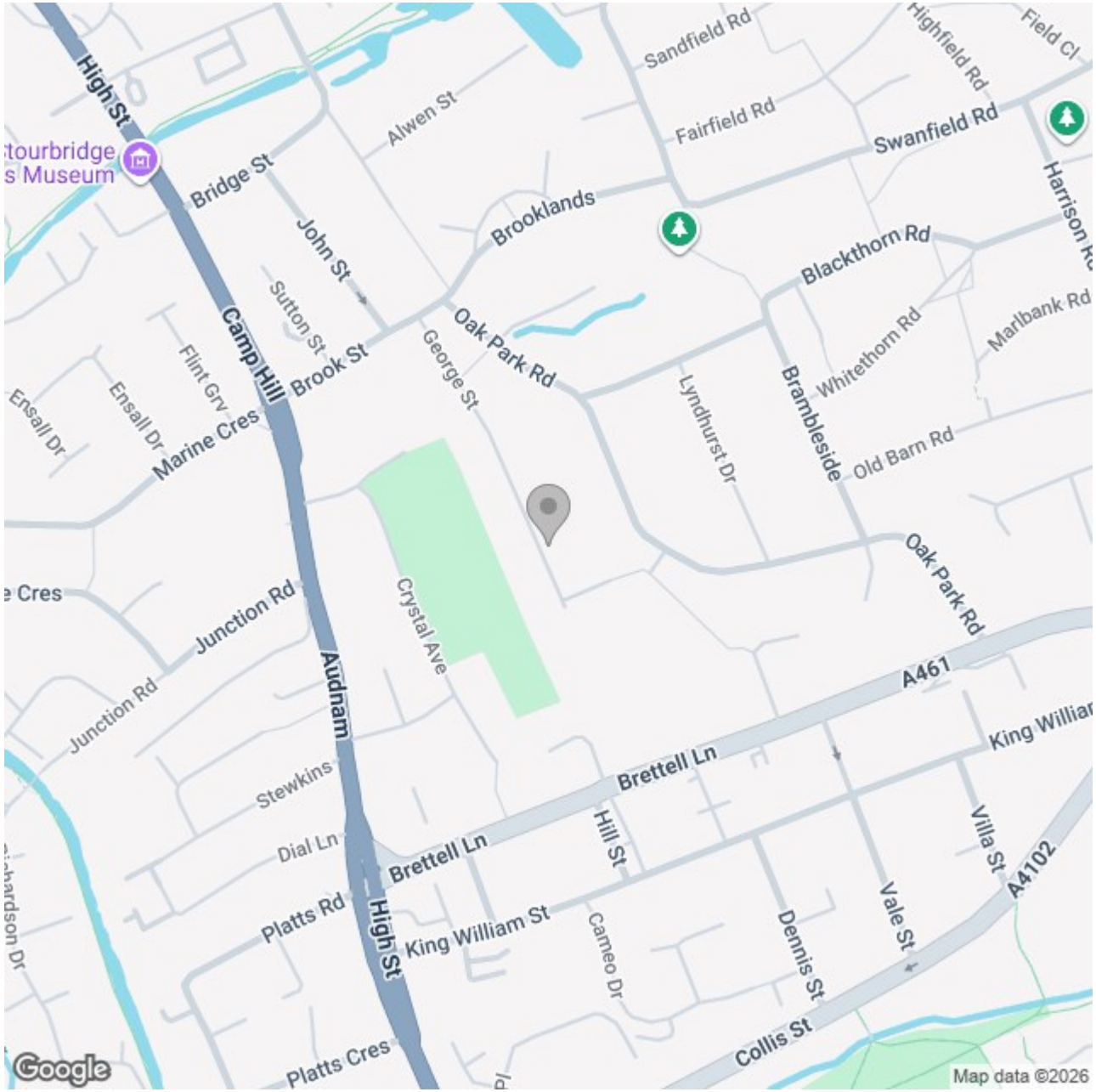

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

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