


28 Clent Road, Stourbridge, DY8 4LN



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Hicks Hadley

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****NO UPWARD CHAIN****

A great opportunity to purchase a three bedroom semi-detached property requiring modernisation in this popular cul-de-sac location; ideal for schools and all local amenities. The property briefly comprises: porch, dining room, kitchen, spacious lounge, three generously sized bedrooms and shower room to first floor. The property further benefits from: driveway and private rear garden. A SUPERB OPTION FOR INVESTORS. EARLY VIEWING HIGHLY RECOMMENDED. EPC: TBA

Offers In The Region Of £200,000 - Freehold

Hicks Hadley



Porch

With door into:

Dining Room 12' x 8' (3.66m x 2.44m)

With storage cupboard and door into:

Kitchen 8'11 x 7'5 (2.72m x 2.26m)

Having matching wall and base units with worktops over, single drainer sink unit, space for several appliances, window to front elevation and door into:

Inner Lobby

With storage cupboard, stairs to first floor and door into:

Spacious Lounge 14'8 x 11'5 (4.47m x 3.48m)

With feature fire place and patio door into garden.

Landing

With doors into:

Bedroom One 15'11 x 11'5 (4.85m x 3.48m)

With integrated wardrobes and window to rear elevation.

Bedroom Two 9'2 x 9' (2.79m x 2.74m)

With window to front elevation.

Bedroom Three 9'1 x 6'7 (2.77m x 2.01m)

With window to front elevation.

Shower Room 7'10 x 5'9 (2.39m x 1.75m)

With corner shower cubicle, low flush wc, vanity wash hand basin, ceramic tiling and obscured window to side elevation.

Outside

Front: With driveway leading to front door.

Rear: With paved patio, wall with garden beyond to include border shrubbery.

Agents Note

COUNCIL TAX BAND: B

We have been informed that the property is freehold. Please check this detail with your solicitor.

All main services are connected (gas/electric/water).

Broadband/mobile coverage- please check on link- [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

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