

24 Westland Gardens, Stourbridge, Staffordshire, DY8 4HW




## 24 Westland Gardens, Stourbridge



**Hicks Hadley**

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**\*\*SUPERB OPTION FOR DOWNSIZERS\*\* \*\*WARDEN CONTROLLED\*\*  
NO CHAIN \*\*\***

Very well presented, age restricted, one bedroom bungalow in an excellent location for access to Stourbridge Town Centre and all local amenities. The property briefly comprises: entrance hall, fitted kitchen, spacious lounge, double bedroom and shower room. The property further benefits from: communal gardens with nearby parking area, gas central heating and double glazing. EARLY VIEWING HIGHLY RECOMMENDED. EPC: TBA

**Hicks Hadley**

**Offers Over £135,000 - Leasehold**



#### Entrance Hall

with double glazed front door, central heating radiator, two storage cupboards (one with wall mounted boiler), loft hatch and doors into:

#### Fitted Kitchen 13'2 x 7'8 (max) (4.01m x 2.34m (max))

Having matching wall and base units with worktops over to incorporate single drainer sink unit, space for cooker, plumbing for automatic washing machine, space for fridge freezer, serving hatch and double glazed window to rear elevation.

#### Spacious Lounge 14'3 x 10'7 (max) (4.34m x 3.23m (max))

With central heating radiator, wall mounted fire, double glazed window and double glazed door to rear elevation.



#### Double Bedroom 12' x 8'8 (max) (3.66m x 2.64m (max))

With central heating radiator and double glazed window to front elevation.

#### Shower Room

With walk in shower cubicle, pedestal wash hand basin, low flush wc, splash back tiling, central heating radiator and obscured double glazed window to front elevation.

#### Outside

Front: With front lawn and pathway to front door.

Rear: With communal lawn gardens to the rear and parking area to the right hand side.

#### Agents Note

We have been informed that the property is leasehold with approximately 77 years remaining on the lease. We have also been informed that the service charges are approximately £525 per quarter.

#### COUNCIL TAX BAND: B

All main services are connected.

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

EPC:C

