



Rookery Avenue, Brierley Hill
Offers in the Region Of £120,000

Features:

- Semi detached home
- Two double bedrooms
- Lounge with open fireplace
- Fitted rear kitchen
- Ground floor w.c.
- Upstairs bathroom
- Parking to front and garden with shed
- Epc rating D

Description:

This two double bedroom, semi detached home is offered with no onward chain. The layout is as follows. Initial entrance hall with stairs to landing. Front lounge, having open fireplace to brick surround, and small storage cupboard to alcove. Fitted kitchen, offering an inset sink to work surfaces, gas hob with oven beneath, under stairs storage cupboard, and plumbing for appliance, a pvc door to the rear garden. A ground floor w.c. sits off the kitchen, having a small radiator and hand basin. The first floor bedrooms have been painted out, have stripped floors ready for carpeting and there is also an over stairs cupboard to bedroom one to front. The Bathroom has a white suite and electric shower over the bath. There is off road parking to front, a side gate leads to the rear garden, laid mainly with paving and shrubbery and some mature trees, a shed is placed to the left hand side. A modern central heating boiler sits to the kitchen wall and radiators heat most rooms and double glazing is fitted to windows. The surrounding area has two convenience shops, and Wordsley School and Hawbush Primary Schools are close by, as well as the canal for walks towards the Cone Glass Museum. Further shops are placed in Wordsley along with main supermarkets, and buses can reach into Stourbridge town centre for further amenities.



Details:

Entrance Hall

Lounge

13' 11" x 12' 0" both max (4.24m x 3.65m)

Kitchen

13' 9" x 7' 3" (4.19m x 2.21m)

Ground floor w.c.

Stairs rise from hall to landing

Bedroom 1

14' 0" min w x 9' 9" (4.26m x 2.97m)

Bedroom 2

10' 9" x 9' 9" (3.27m x 2.97m)

Bathroom

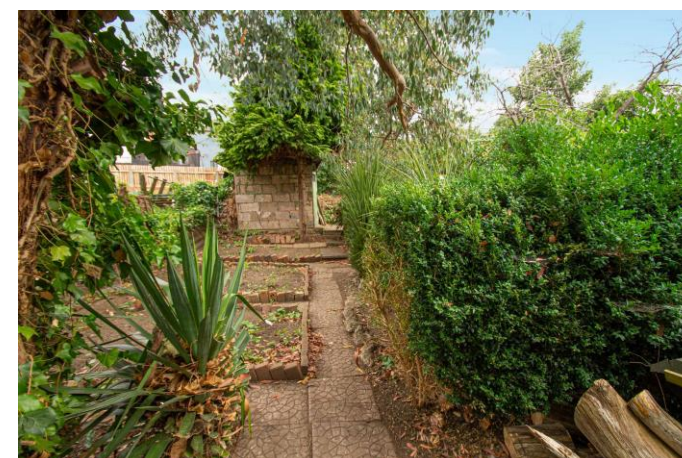
6' 6" x 6' 2" (1.98m x 1.88m)

EPC Rating: D

Council Tax Band: A (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.



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 01527 910 300, 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.

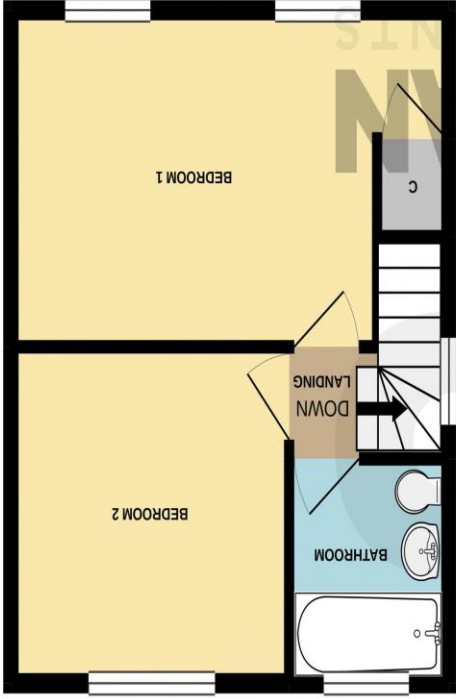
Need a removal company and storage?

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GROUND FLOOR
324 sq.ft. (30.1 sq.m.) approx.



1ST FLOOR
329 sq.ft. (30.6 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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