



Wicket Lane, Stourbridge
Offers in the Region Of £320,000

Features:

- Immaculate detached bungalow
- Two bedrooms & stylish bathroom
- Modern fitted kitchen
- Utility area in garage
- Lounge & conservatory
- Private community & countryside location
- Block paved driveway
- EPC - C

Description:

An immaculately presented, two-bedroom detached bungalow, situated in a desirable semi-rural location on a private over 55's development in Prestwood, Stourbridge. The property briefly comprises: entrance hall, lounge with dual aspect windows, solid tiled roof conservatory/sunroom, stylish fitted kitchen having integrated oven with induction hob and extractor hood over, integrated dishwasher and fridge, garage with converted utility area offering plumbing for washing machine and space for further appliances, double bedroom one with views to the rear garden and a bedroom two with integrated wardrobe storage. Further benefits include double glazing and gas central heating, along with building regulations in place to convert the garage into an intended utility area, snug and W/C. The property is also subject to an annual service charge of £600 to cover maintenance of outer lawns, trees, upkeep of private roads and street lighting. Outside to the rear the property enjoys a beautifully maintained low maintenance garden split over two levels offering patio space for garden furniture and beautifully landscaped upper level having further patio and stepping-stones through a gravelled area. To the front is a block paved driveway for off road parking and a further low maintenance garden. Situated in an idyllic countryside location offering nearby canal-side and country walks, Kinver and Wollaston villages are within reach offering a range of shops, butchers, doctors' surgery, pubs and eateries. Ease of access to the A449 allows further travel into Stourbridge, Kidderminster and Bridgnorth.



Details:

Entrance Hallway

Lounge

12' 8" x 15' 4" (3.86m x 4.67m)

Conservatory

14' 7" x 9' 4" (4.44m x 2.84m)

Kitchen/Diner

15' 4" x 10' 5" (4.67m x 3.17m)

Garage/Utility

15' 4" x 8' 1" (4.67m x 2.46m)

Bedroom One

9' 6" x 11' 7" (2.89m x 3.53m) max

Bedroom Two

6' 3" x 11' 8" (1.90m x 3.55m) max

Bathroom

6' 2" x 6' 4" (1.88m x 1.93m)



EPC Rating:

Council Tax Band: (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.

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.

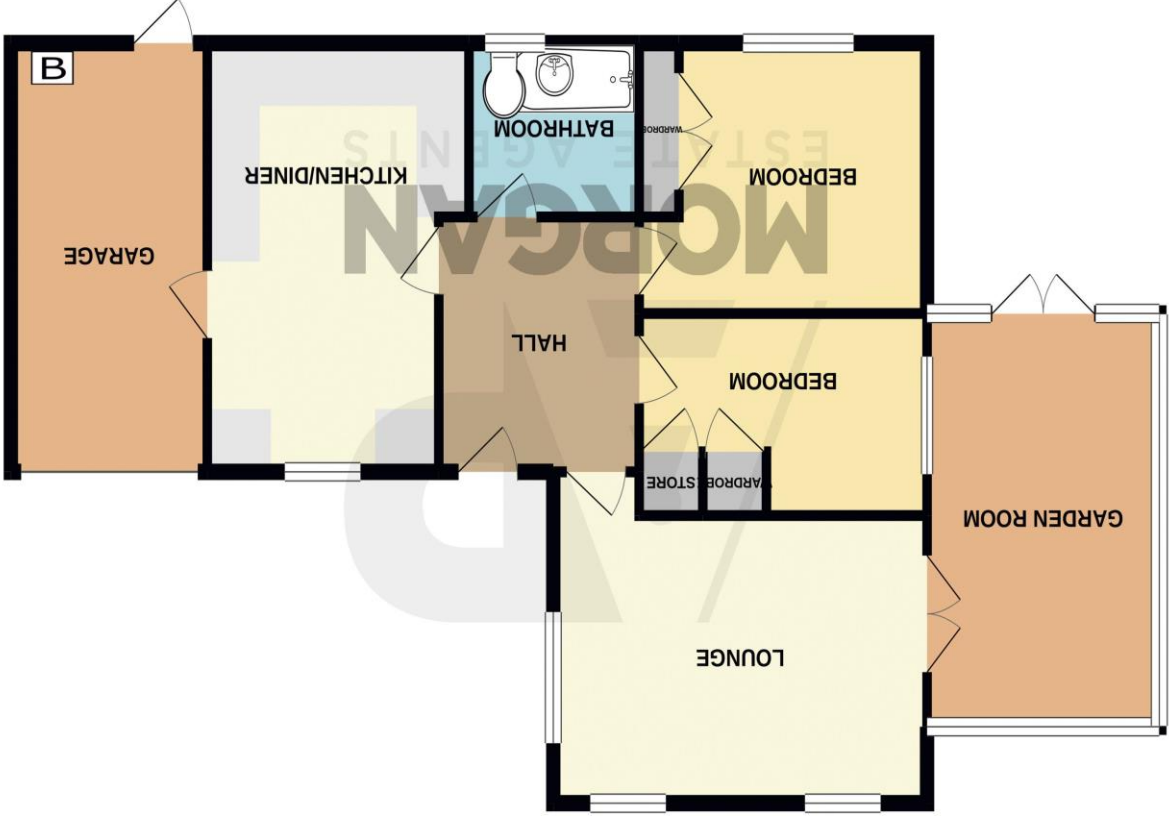
Need a solicitor?

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Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cube removals.co.uk, to arrange a survey.

GROUND FLOOR
911 sq.ft. (84.6 sq.m.) approx.



TOTAL FLOOR AREA : 911 sq. ft. (84.6 sq.m.) approx.

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