



Marlborough Drive, Stourbridge
£300,000

Features:

- Extended three bedroom semi detached
- Full width rear lounge
- Kitchen/diner/family room
- Modern bathroom
- Ensuite to master bedroom
- Pleasant rear garden
- Two car driveway to front
- EPC rating D

Description: A truly stunning, extended, three bedroom semi detached home with an en-suite shower room. Well presented internally, providing excellent family accommodation in a most sought after area near schooling.

The interior briefly comprises: Spacious entrance hallway with under stairs storage for cloaks and ample space for furniture. Light and airy rear lounge, with large window, access door to the garden and decorative fireplace with coal effect fire to hearth. Fabulous kitchen/diner/family room, provided by a front extension to the property and alteration from the original garage. It features an inset sink, space for an oven of your choice, integrated dishwasher, washing machine, separate fridge and freezer, a breakfast bar divides the space leaving room for a dining table. This leads round to a pleasant sitting space, being dual aspect and featuring oak effect flooring throughout.

Upstairs the landing is larger than average, with access to a linen cupboard. The master bedroom has attractive grey decoration and carpeting, as well as a row of fitted wardrobes. Thought has been given to add a shower room en-suite with further fitted cupboards aside the entry door. Two further spacious bedrooms sit at the front. The property has double glazing and gas central heating to radiators. Outside: The rear garden has a patio area, side gate, brick store, outside w.c., tree screening to rear and lawn with floral borders. The front has a block paved driveway providing parking for at least 2 cars.

Old Swinford is extremely popular with families, offering a range of schooling, an abundance of shops, convenience stores, Mary Stevens Park, bus connections into town, as well as walk able to Stourbridge Junction railway station via a footpath.



Details:

Hall

Lounge

18' 11" x 10' 7" (5.76m x 3.22m)

Kitchen/Dining/Sitting Area

18' 9" max x 14' 8" max (5.71m x 4.47m)

Stairs rise to first floor

Master Bedroom

16' 11" mx to wardrobes x 10' 8" (5.15m x 3.25m)

En-suite shower room

7' 0" x 4' 7" (2.13m x 1.40m)

Bedroom 2

9' 10" x 8' 0" (2.99m x 2.44m)

Bedroom 3

8' 9" x 7' 11" (2.66m x 2.41m)

Bathroom

5' 6" x 5' 2" (1.68m x 1.57m)

EPC Rating: D

Council Tax Band: C (tbc by solicitors).

Tenure: (tbc by solicitors).

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



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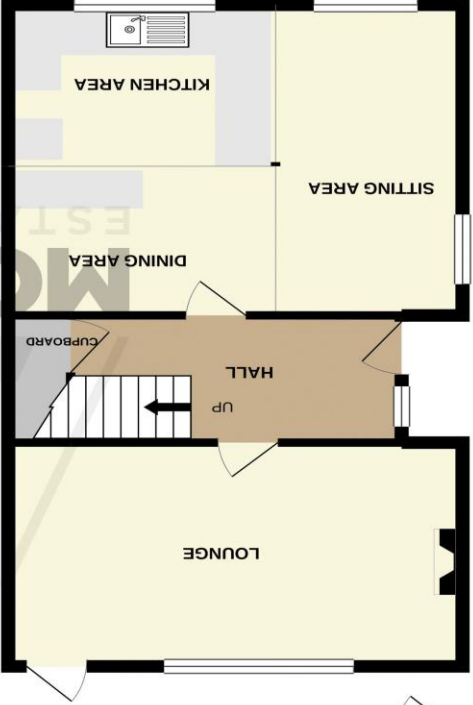
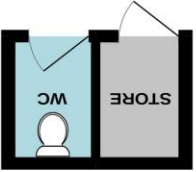
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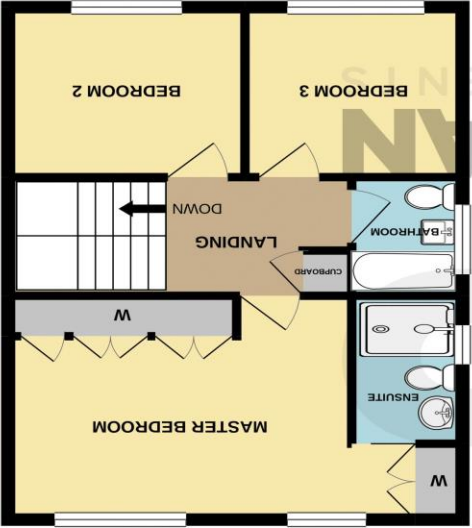
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GROUND FLOOR
616 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the original measured dimensions of doors, windows, rooms and other items we 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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