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1 Marlborough Drive, Stourbridge, Worcestershire, DY8 2LJ



Lex Allan are proud to bring to market this generous three bedroom semi-detached property which is situated on a corner plot in a popular cul-de-sac in Old Swinford. Please note this property is currently Leasehold BUT will be made Freehold on completion. In brief the house comprises; Porch, Entrance hall, Lounge/diner, Kitchen, Three bedrooms, Bathroom and Garage.

Porch

With double doors to side elevation and double doors in to the entrance hall.

Entrance Hall

With the stairs to the first floor landing, large under stairs storage cupboard and doors to the kitchen and the lounge.

Lounge/Diner

18' 11" x 11' 04" (5.77m x 3.45m)

With double glazed window and door to rear elevation, gas fireplace, two ceiling light fittings and central heated radiator.

Kitchen

10' 05" x 9' 06" (3.18m x 2.90m)

With a double glazed bow window to the front elevation, a variety of wall and base units to include, stainless steel sink/drain, space for washing machine, fridge freezer, oven and a wall mounted central heated radiator.

Under Stairs Storage

A large under stairs storage cupboard with access from the entrance hall.



Bedroom One

17'07 x 11'01 (5.36m x 3.38m)

With a double glazed window to rear elevation, fitted wardrobes, ceiling light fitting and a central heated radiator.

Bedroom Two

10'00 x 8'00 (3.05m x 2.44m)

With a double glazed window to front elevation, ceiling light fitting and a central heated radiator.

Bedroom Three

8'07 x 8'01 (2.62m x 2.46m)

With a double glazed window to front elevation, ceiling light fitting and central heated radiator

Bathroom

With a double glazed window to side elevation, bath with shower over, W.C, wash hand basin and central heated radiator.

Garage

With up and over door, power and lighting.

Rear Garden

With this property being situated on a corner plot the garden wraps around the rear and side of the property which is mostly laid to lawn with a brick built shed and side access to the front of the property.

Referral Fees





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

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VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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