

**132 Jubilee Drive  
Kidderminster  
DY11 7JH**

**Offers in the region of £135,000 Freehold**

**MARY STONE  
PROPERTIES**



77 Teme Street, Tenbury Wells, Worcs WR15 8AE  
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[www.marystoneproperties.co.uk](http://www.marystoneproperties.co.uk)

Three bedroom end terrace property with driveway parking, good sized gardens to the front and rear. Accommodation consists of entrance hall, kitchen/breakfast room, separate utility room, spacious living room, three bedrooms and a family bathroom. Double glazed, mains gas central heating and drainage.  
Wyre Forest council tax band A. EPC D.

**Entrance Hall** 10' 10" x 5' 11" (3.3m x 1.8m)  
laminate flooring, stairs to first floor, radiator

**Kitchen/Breakfast Room** 10' 10" x 10' 2" (3.3m x 3.1m)  
fitted wall and base units, laminate work tops, stainless steel sink and drainer, laminate flooring, door to utility room

**Living Room** 12' 2" x 15' 9" (3.7m x 4.8m)  
spacious and light room with radiator, laminate flooring, telephone point and windows to the front elevation

**Utility Room** 5' 11" x 5' 11" (1.8m x 1.8m)  
door to rear gardens

**Bedroom One** 14' 5" x 8' 10" (4.4m x 2.7m)  
double bedroom with a fitted carpet, radiator, Worcester mains gas central heating boiler, window to the front elevation

**Bedroom Two** 8' 10" x 7' 3" (2.7m x 2.2m)  
fitted carpet, radiator, window to the rear elevation

**Bedroom Three** 10' 10" x 6' 7" (3.3m x 2m)  
fitted carpet, radiator, window to the front elevation

**Family Bathroom** 5' 11" x 6' 3" (1.8m x 1.9m)  
wc, pedestal basin, bath, built in cupboard

**Outside**  
having driveway parking to the front of the property, gated access to the rear gardens mainly laid to lawn.

(1) **MONEY LAUNDERING REGULATIONS** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.  
(2) These particulars do not constitute part or all of an offer or contract.  
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.  
(4) Potential buyers are advised to recheck the measurements before committing to any expense.  
(5) Mary Stone Properties has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.  
(6) Mary Stone Properties has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





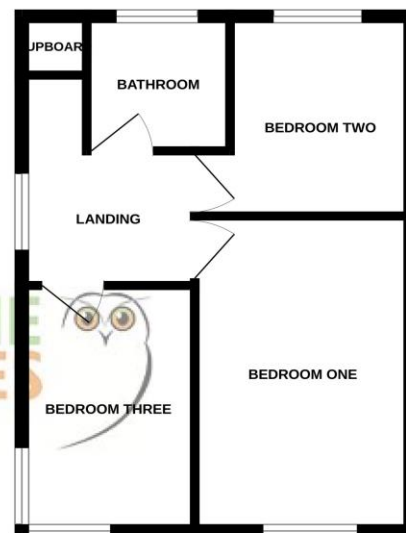


| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         |           |
| 69-80                    | C             |         | 80   C    |
| 55-68                    | D             | 64   D  |           |
| 39-54                    | E             |         |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |

GROUND FLOOR  
385 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA: 735 sq.ft. (68.3 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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