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Swiss Drive  
Wordsley



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## 2 Swiss Drive, Wordsley Stourbridge DY8 5SL

This 3 Bedroom Semi-detached property enjoys a popular cul-de-sac location leading off Brierley Hill Road and offers great potential for further improvement, available with no onward chain.

With gas central heating and accommodation comprising: Reception Hall, Dining Room, Lounge, Kitchen, Landing, 3 Bedrooms, Bathroom and separate Toilet.

The property is further enhanced by a single Garage and generous size split level Rear Garden being west facing having a great leafy backdrop towards Wordsley Church. There is also a sloping Driveway to the front.

OVERALL, A PROPERTY WELL WORTH VIEWING TO FULLY APPRECIATE ITS POSITION, OUTLOOK AND POTENTIAL.

On the Ground Floor, there is a Reception Hall with front door, high level display shelf, stairs to 1st Floor with Store (below) and doors leading off.

The Dining Room is located to the front having bay window and electric fire.

There is a rear Lounge having small hearth and inset fire and rear patio door to Garden. The Kitchen has been refitted with a range of grey shaker style wall and base cupboards, freestanding cooker, freestanding dishwasher, sink and mixer tap, worktops, tiled splash backs, rear window, laminate floor and door to Garage.

The Garage has side opening entrance doors to front, rear window and door to Garden and Ideal gas central heating boiler.

On the 1st Floor, there is a Landing with front window, loft access (with ladder), Airing Cupboard (with tank) and doors to 3 Bedrooms, Bathroom and separate Toilet.

Bedroom 1 has a front window, Bedroom 2 has a rear window and built-in wardrobe with sliding doors and Bedroom 3 has a rear window and built-in wardrobe with sliding mirror doors.

The Bathroom has a white disabled access bath with Triton shower over, wash basin, tiled walls, shaver point, side window and heated towel rail. There is a separate Toilet with white WC, tiled walls and side window.

The Rear Garden enjoys a west facing aspect and is a good size having a large patio, retaining wall and lower border and side steps leading to the lower garden area with chippings and circular patio, side borders and there is a shed and greenhouse. In addition, there is an external Store and Toilet.

There is a split level front garden having rockery borders, lawn and steps leading through, sloping tarmac Driveway and pathway to front entrance.

**Tenure: Freehold. Construction: Brick with pitched tiled roof. Services: All main services are connected. Broadband/Mobile Coverage: visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Council Tax Band: B.**

**Agents Note: The property has recently undergone repairs to defective drains and superstructure repairs and a Certificate of Structural Adequacy was issued 2.5.2024**



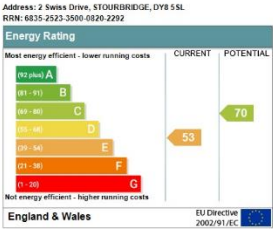
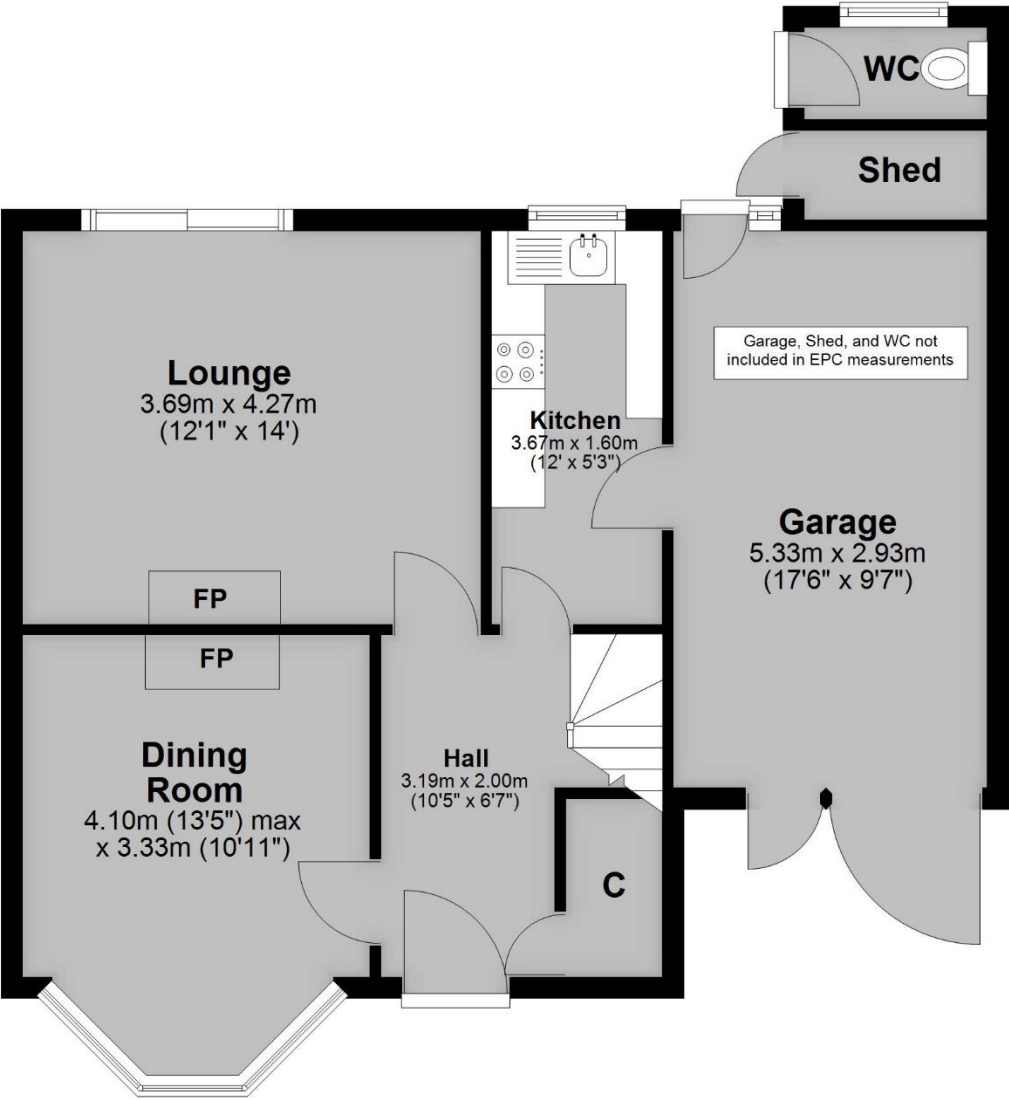
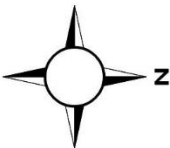




# FLOOR PLANS

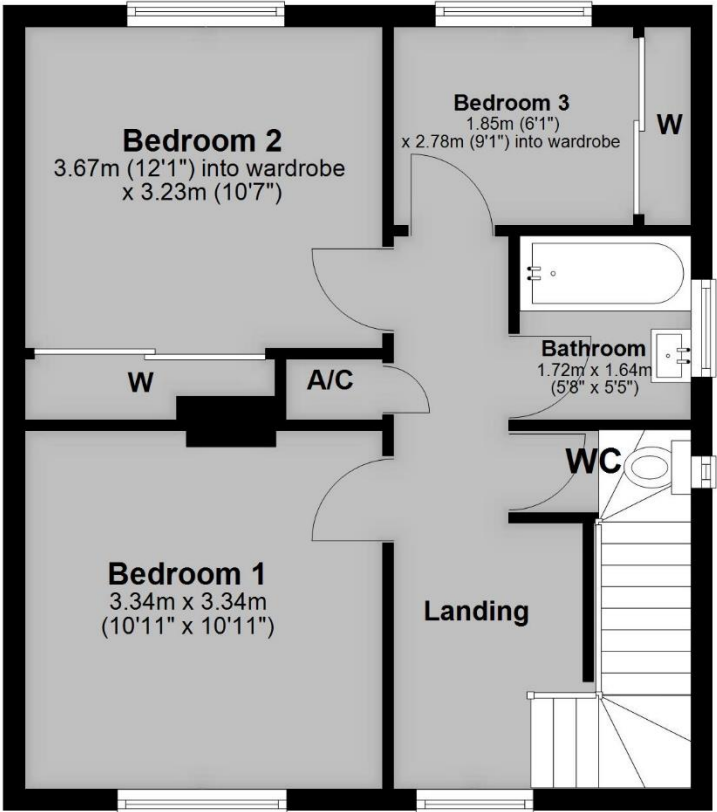
## Ground Floor

Approx. 62.1 sq. metres (668.4 sq. feet)



## First Floor

Approx. 43.9 sq. metres (472.3 sq. feet)



Total area: approx. 106.0 sq. metres (1140.7 sq. feet)





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**Important:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions checks, biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. **A non-refundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits)** for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale

We don't sell houses  
we sell **homes.**