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Meadow Way
Wordsley

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3 Meadow Way, Wordsley, Stourbridge DY8 5JD

This 3 Bedroom Detached property offers scope to update and personalise and is available with no onward chain.

Meadow way leads off Balmoral Road at the popular Ashwood Park development and is well placed for amenities/schools, with local shops on Lawnswood Road, further amenities including Co-op Convenience Store, Sainsbury's Local, Wordsley Green Shopping Centre and King Georg V Park are all close by.

With gas central heating and comprising: Reception Hall, Lounge/Dining Room, Rear Conservatory, Kitchen with Store off, Landing, 3 Bedrooms and Bathroom. There is also a Single Garage and Driveway to front.

OVERALL, A PROPERTY WITH POTENTIAL WHERE VIEWING IS HIGHLY RECOMMENDED.

On the Ground floor, there is a Reception Hall having composite double glazed front door with obscure UPVC double glazed side screen, further obscure UPVC double glazed side screen, stairs to 1st Floor and small paned glazed door leading off.

There is a Lounge/Dining Room having a stone fireplace with slate mantel and inset fire, UPVC double glazed front window, small paned glazed door to the Kitchen and double glazed patio door to the Conservatory.

The rear Conservatory is UPVC double glazed with a brick base and having six top opening windows and double doors to Garden.

The Kitchen has a range of light oak style wall and base cupboards, worktops, tiled splashbacks, sink and mixer tap, appliance spaces, 2 rear UPVC double glazed windows, part obscure UPVC double glazed side door and door to Store (below stairs).

On the 1st Floor, there is a Landing having obscure UPVC double glazed side window, cupboard (housing the Worcester gas central heating boiler) and doors to 3 Bedrooms and Bathroom.

Bedroom 1 has a UPVC double glazed window, a range of built-in wardrobes, headboard and bridging top cupboards over, 8 drawer unit and loft access.

Bedroom 2 has a double and single wardrobe, dressing table with 9 drawers and UPVC double glazed rear window.

Bedroom 3 has a UPVC double glazed window.

The Bathroom has a white suite, including bath, WC, basin, tiled walls, obscure UPVC double glazed side window and shaver point.

There is a single Garage having power point, strip light, up and over door and rear UPVC pedestrian door.

The Rear Garden is south east facing having a patio, rockery and steps leading off with small lawn, gravel area, borders and rear tap.



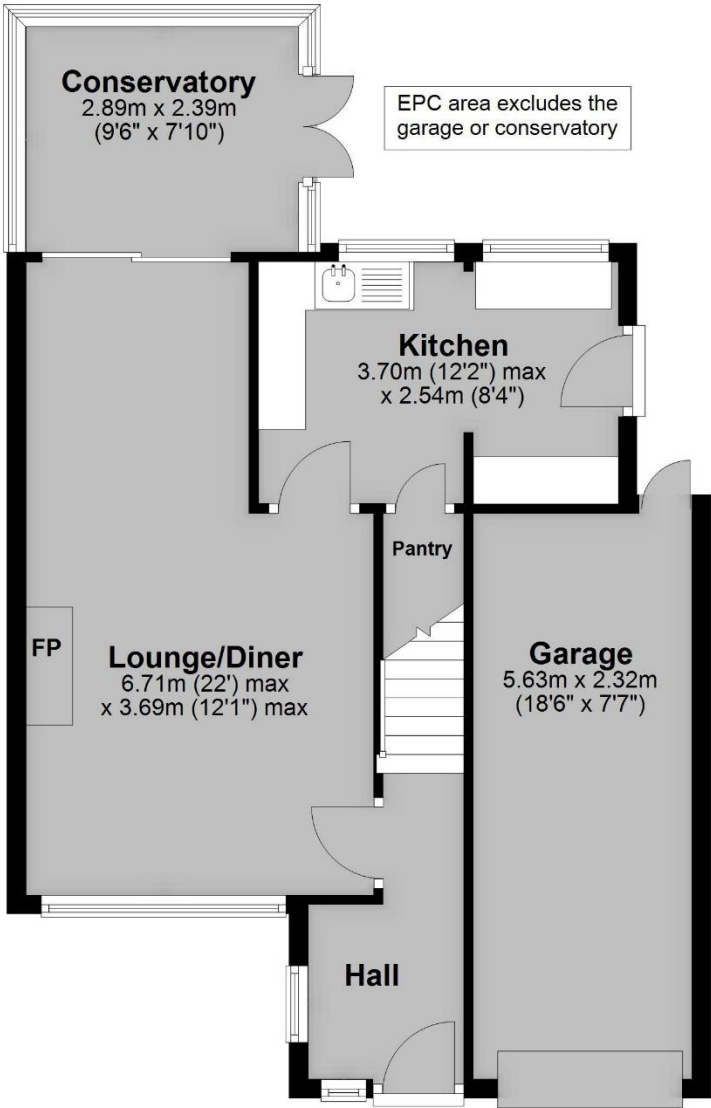


FLOOR PLANS

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: C

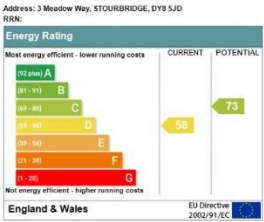
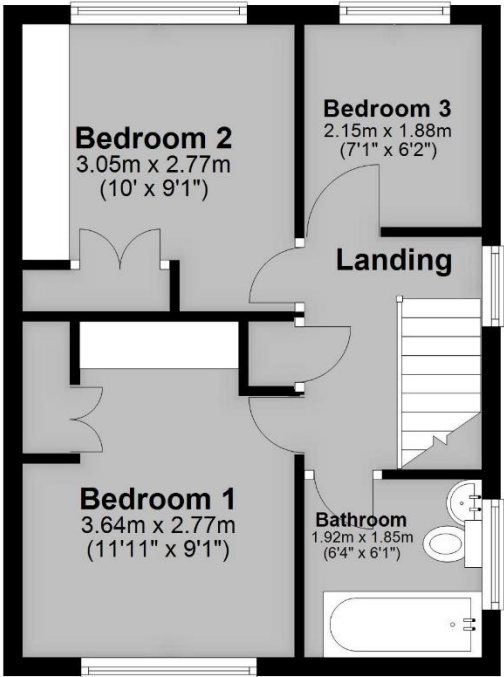
Ground Floor

Approx. 59.5 sq. metres (640.6 sq. feet)



First Floor

Approx. 32.3 sq. metres (347.9 sq. feet)



Total area: approx. 91.8 sq. metres (988.5 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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