



**LexAllan**

local knowledge exceptional service

27 Marlborough Drive, Stourbridge, DY8 2LJ

**\*\* DOES A LOCATION GET MUCH BETTER THAN THIS? \*\***

This two bedroom end of terrace has been truly well maintained by the current owner & is truly ideal for those looking to make that step onto the property ladder. Situated in the heart of Oldswinford, you are spoilt by the local amenities, transport links & schooling options for all ages. Marlborough Drive is also being offered with NO UPWARD CHAIN.

In brief the property comprises; porch, lounge, kitchen/breakfast room, master bedroom with en-suite, further double bedroom & bathroom. To the rear is a peaceful garden along with parking to front with garage. Call us today to arrange your viewing.



**Approach**

Block paved drive with tidy lawn area.

**Porch**

Door off to lounge.

**Lounge**

16'11" x 11'8" (5.18 x 3.56 )

Electric fire with surround, double glazed window to front, central heated radiator.

**Kitchen/Breakfast Room**

12'10" x 11'8" (3.92 x 3.56 )

Wall & base units, electric oven with four ring gas hob, sink and drainer, plumbing for washing machine & dishwasher, large storage cupboard, stairs rise to first floor, patio doors open into the garden, central heated radiator.

**Landing**

Doors off to all first floor accommodation, double glazed window to side, airing cupboard, loft access.



**Bedroom 1**  
9'6" x 9'3" (2.92 x 2.83 )

Built in wardrobes, double glazed window to front, door off to en-suite.

**En-Suite**

Shower, wash hand basin, w.c, central heated radiator.

**Bedroom 2**  
11'9" x 8'7" (3.59 x 2.64 )

Double glazed window to rear, wardrobes, central heated radiator.

**Bathroom**

Bath with shower over, wash hand basin, w.c, heated towel rail.

**Garden**

Private garden to rear with tidy patio area, gravelled steps lead up to further sun trap of a patio area with mature shrubs throughout. Door access leading to the garage.

**Garage**  
27'5" x 7'10" (8.38 x 2.39)

Door to front with power & lighting throughout.

**Tenure (Freehold).**

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.



