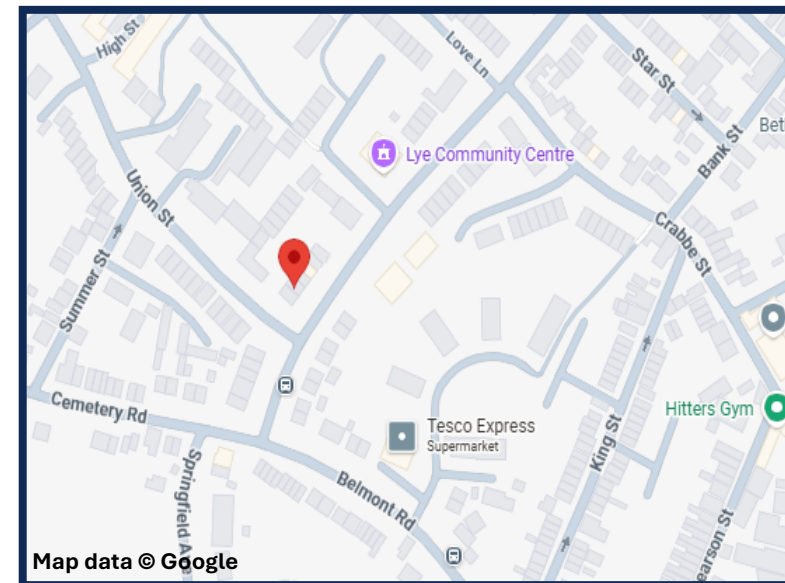




Lettings Agent: Nathan Hassan

Phone: 01384 827748 / 07969 919407

Email: enquiries@completepropertyservices.co.uk



£1,100.00 Per Calendar Month

3 Bed | 2 Reception | 1 Bath

Unfurnished



Complete Property Services are delighted to present this deceptively spacious and well-arranged family home, available immediately and located in Lye, Stourbridge - a fantastic area close to local amenities and excellent transport links.

Set back from the road behind a private driveway, this gas-centrally heated property offers an ideal opportunity for families or anyone seeking to upsize. The accommodation includes two reception rooms, a fitted kitchen, downstairs W.C., three good-sized bedrooms, and a family bathroom.

Outside, the property benefits from off-street parking for two cars and a low-maintenance rear garden.

Viewing is highly recommended.

Additional Information

Holding Deposit: £253.00 | Security Deposit: £1,269.00

Local Authority: Dudley MBC

Council Tax Band: B

EPC Rating: C (71)

Accommodation Details

Entrance Hall

A welcoming carpeted hall with stairs to the first floor, door to lounge, and ceiling light.

Lounge

Spacious carpeted lounge with feature gas fireplace, large, double-glazed window to the front, ceiling light, gas radiator, and door leading to the second reception room.

Dining Room / Second Reception Room

Accessed from the lounge, this carpeted space is ideal as a dining area or additional living room. Includes ceiling light, gas radiator, obscure double-glazed window, half-glazed UPVC door to the garden, and doors to the W.C. and kitchen.

Kitchen

Well-planned layout offering ample worktop space and a range of wall and base units. Features an inset stainless steel sink with drainer and double-glazed window above, washing machine, cooker, and under-counter space for fridge and freezer. Complete with new lino flooring, gas radiator, and ceiling light.

W.C.

Accessed via the second reception room.

Bedroom One

Carpeted double bedroom with ceiling light, gas radiator, and double-glazed window to the rear.

Bedroom Two

Carpeted double bedroom with ceiling light, gas radiator, and double-glazed window to the front.



Bedroom Three

Carpeted single bedroom with ceiling light, gas radiator, and double-glazed window to the front.

Bathroom

Family bathroom comprising a three-piece suite including W.C., wash hand basin, and bath with electric shower over. Finished with lino flooring, tiled walls, ceiling light, and two frosted double-glazed windows to the rear.

Features & Attributes

Deceptively spacious family home in a popular Lye, Stourbridge location

Available immediately and ideal for families or those looking to upsize

Private driveway with off-street parking for two cars

Gas central heating and fully double-glazed throughout

Two generous reception rooms – perfect for living and dining

Fitted kitchen with ample storage, worktop space, and appliances included

Convenient downstairs W.C and first-floor bathroom

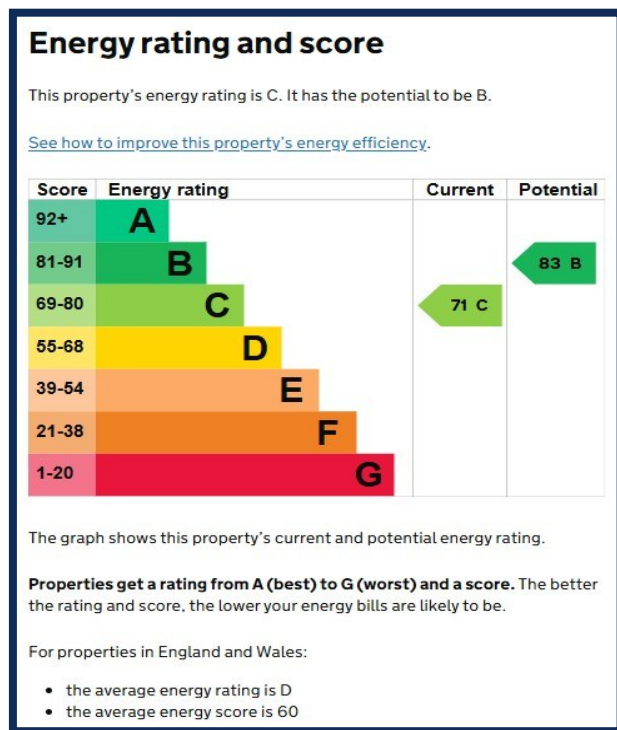
Three well-proportioned bedrooms (two doubles and one single)

Low-maintenance rear garden









Important Information

1. Money laundering regulations – Prospective tenants will be asked to produce photo identification and financial documentation during the referencing process. We ask for your co-operation in order to avoid any delay in agreeing an assured shorthold tenancy or commercial lease.
2. These particulars do not constitute part or all of an offer or contract.
3. The photographs, plans and descriptions are for guidance only and are not necessarily comprehensive.
4. Complete Property Services has not tested any apparatus and measurements of rooms are only intended as a general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.
5. You should make your own enquiries regarding the property, particularly in respect of furnishings that will be included/excluded, parking facilities, and general decoration.
6. Before you enter into any tenancy for one of our advertised properties, the condition and contents of the property will be clarified and stated in our move-in inventory report. Please make sure you carefully read and agree to the inventory report and tenancy agreement before signing these documents.