



Connells

Mable Road
Wollaston Stourbridge



Property Description

AN IMPRESSIVE PERIOD TERRACE IN A MUCH SOUGHT AFTER LOCATION. LOTS OF IMPROVEMENTS MADE BY ITS CURRENT OWNER WITH ATTRACTIVE FIREPLACE & EN-SUITE ADDED. DECEPTIVELY SPACIOUS AND WELL PRESENTED. AN IDEAL FIRST TIME PURCHASE.

Lounge

12' 4" x 11' 5" (3.76m x 3.48m)
Double glazed sash window to the front elevation, feature fireplace, wood effect flooring and radiator.

Dining Room

11' 11" x 11' 11" (3.63m x 3.63m)
Double glazed sash window to the rear elevation, feature fireplace with gas fire, radiator, wood effect flooring and stairs to first floor.

Kitchen

8' 10" x 5' 10" (2.69m x 1.78m)
Double glazed window to the side elevation, fitted kitchen with a range of wall and base units, worksurfaces with inset sink/drain, electric oven, hob and cooker hood, fridge freezer, plumbing for washing machine/dishwasher, breakfast bar, radiator and wood effect flooring.

Lobby

Double glazed door to the side elevation and wood effect flooring

Utility Room

Double glazed window to the side elevation, wood effect flooring and units with worksurface.

Landing

Doors to bedrooms;

Bedroom One

11' 6" x 8' 10" into recess (3.51m x 2.69m into recess)
Double glazed sash window to the front elevation and radiator.

Ensuite

Shower cubicle, wash hand basin and wc.

Bedroom Two

12' x 11' 11" max narrowing to 8' min (3.66m x 3.63m max narrowing to 2.44m min)
Double glazed sash window to the rear elevation and radiator.

Bedroom Three

8' 5" x 6' 6" (2.57m x 1.98m)
Double glazed sash window to the front elevation and radiator.

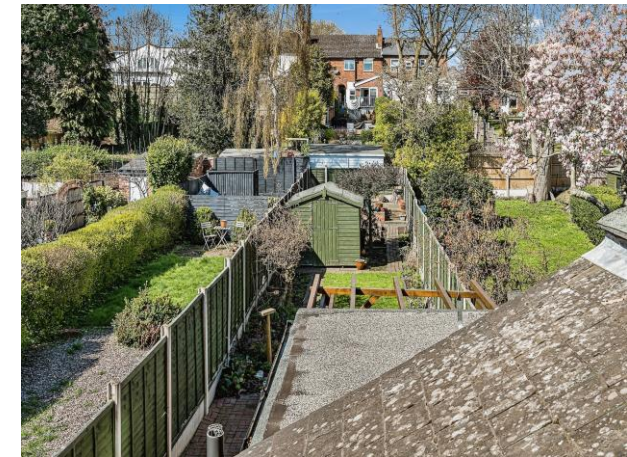
Bathroom

Double glazed obscure window to the side elevation, part tiled with suite comprising; bath, wash hand basin, wc and radiator rail.

Rear Garden

Fully enclosed rear garden with block paved side passage, patio leading to lawn, flower and shrub borders and further allotment area.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/SBR311000

Tenure: Freehold



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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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