



Connells

Pepper Hill
STOURBRIDGE



Property Description

BEING APPROACHED OFF WORCESTER STREET CLOSE TO PARKS AND LOCAL SCHOOLS THIS SPLIT LEVEL DETACHED PROPERTY IS IN A CONVENIENT LOCATION WITHIN EASY WALKING DISTANCE TO STOURBRIDGE TOWN. Briefly comprising; Driveway, garage, entrance Hallway, Lounge, Dining Kitchen, bathroom, shower room, three good bedrooms and established rear garden.

To The Front

Approached via a tarmac driveway which leads to the garage and entrance door and picket fence to the front with sloping lawn, flowers and shrubs

Entrance Hallway

Reception hall with stairs to ground floor and doors to;

Bedroom One

12' x 11' 1" (3.66m x 3.38m)
Double glazed window to the rear elevation, built in wardrobes and radiator.

Bedroom Three

11' 1" x 6' 8" (3.38m x 2.03m)
Two double glazed windows to the front elevation and radiator.

Bathroom

Double glazed window to the rear elevation and suite comprising; bath, wash hand basin,wc and radiator.

Stairs To Ground Floor

Hallway

With double glazed french doors to the rear elevation

Lounge

14' 11" x 11' 1" (4.55m x 3.38m)
Double glazed patio doors to the rear elevation, feature fireplace and radiator.

Dining Kitchen

14' 7" x 7' 10" (4.45m x 2.39m)
Double glazed windows to the side and rear elevation and modern cream shaker style kitchen with worktops and splashback tiling, inset sink/drainers with mixer taps,integrated dishwasher and space for dining table/chairs.

Bedroom Two

11' 1" x 7' 9" (3.38m x 2.36m)
Two double glazed window to the front elevation and radiator.

Shower Room

Double glazed window to the front elevation and cream suite comprising of; shower cubicle with Mira shower, wash hand basin and wc

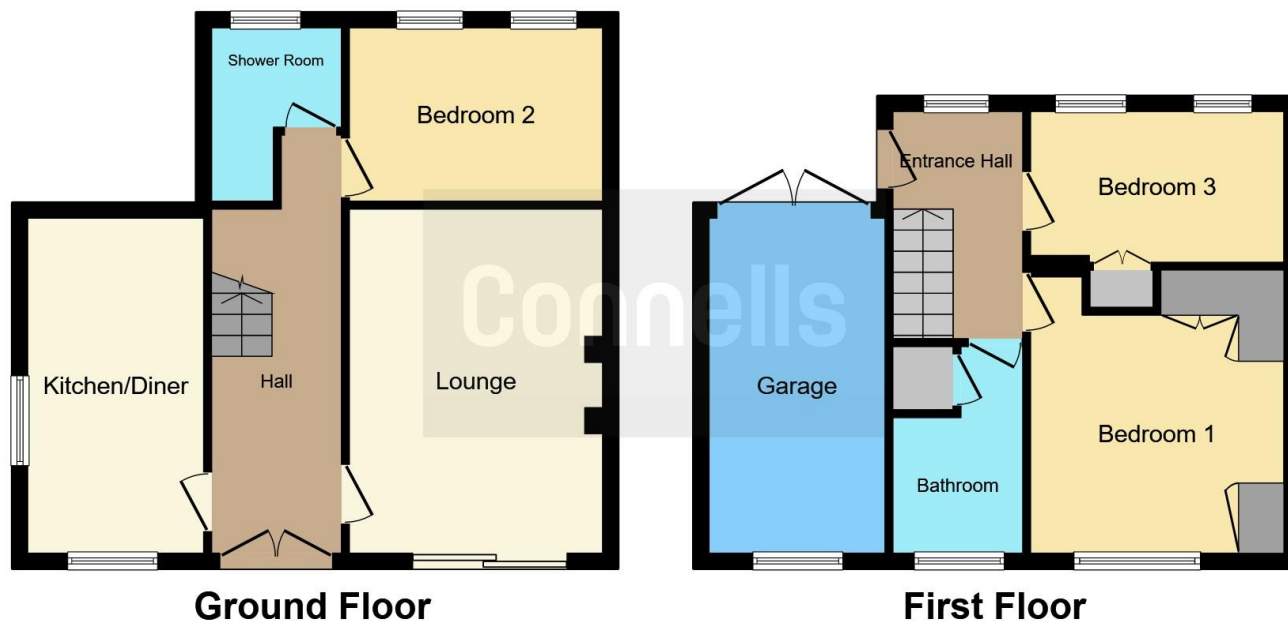
Garage

15' 3" x 7' 10" (4.65m x 2.39m)
Integral garage with double glazed window to the rear elevation, side hinged garage door, loft access, lights and worcester boiler.

Rear Garden

A paved patio leads to the lawn with established trees and shrubs, gate to the side stairs, leading to further gate to the front.





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

T 01384 374 545
E stourbridge@connells.co.uk

11B St. Johns Road
 STOURBRIDGE DY8 1EJ

EPC Rating: D

view this property online connells.co.uk/Property/SBR310611

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SBR310611 - 0007