



**Connells**

Andover Crescent  
KINGSWINFORD



### Property Description

" OFFERS ANNEX " A FANTASTIC OPPORTUNITY TO PURCHASE A SPACIOUS FAMILY HOME IN A SOUGHT AFTER LOCATION WITH AN ANNEX, PERFECT FOR TEENAGERS OR ELDERLY PARENTS TO LIVE IN. WITH A SHARED REAR GARDEN AND SPACIOUS DRIVEWAY THIS IS PERFECT FOR MULTIPLE HOUSEHOLDS MOVING TOGETHER.

### To The Front

Lawned foregarden with feature retaining walls, steps up and inset pathway to the front, large tarmac driveway which provides off road parking for numerous vehicles

### Entrance Hallway

Double glazed window and door to the front elevation, radiator and doors to;

### Lounge

21' 1" x 11' 6" ( 6.43m x 3.51m )  
Double glazed window to the front elevation, double glazed french doors to the rear garden, feature fireplace and radiator.

### Kitchen

13' 1" x 10' ( 3.99m x 3.05m )  
Double glazed windows to the rear and side elevations, double glazed door to the rear garden, a range of wall and base units, worksurfaces with inset sink/drainers, complimentary tiling, beelling cooker hood, plumbing for washing machine, integrated slimline dishwasher, breakfast bar, radiator and downlighters to ceiling and units.

### Dining Room/bedroom Four

13' 10" x 7' 4" ( 4.22m x 2.24m )  
Double glazed window to the front elevation and radiator

### Landing

Double glazed window to the side elevation, airing cupboard housing combination boiler, radiator and doors to bedrooms and bathroom

### Bedroom One

10' 5" x 10' 4" ( 3.17m x 3.15m )  
Double glazed window to the front elevation, fitted wardrobes and radiator

### Bedroom Two

10' 2" x 9' 9" ( 3.10m x 2.97m )  
Double glazed window to the rear elevation, fitted wardrobes and radiator

### Bedroom Three

6' 11" x 5' 11" ( 2.11m x 1.80m )  
Double glazed window to the front elevation and radiator

### Bathroom

Double glazed windows to the rear elevation and fully tiled suite comprising; walk in shower, wash hand basin, wc and radiator rail

### Teenage/granny Annexe

### Open Plan Lounge/kitchen

Irregular Shaped Room x ( x )  
Double glazed windows to the front and rear elevation, wall mounted heater and sky tv point, opening into; Fitted kitchen with a range of wall and base units, worksurfaces with tiled splashbacks and inset stainless steel sink/drainers, electric oven, gas hob and stainless steel chimney extractor fan above, wall mounted heater and plumbing for washing machine.

### Bedroom

9' 8" x 8' 8" max ( 2.95m x 2.64m max )  
Double glazed window to the front elevation and fitted wardrobe

## Study

10' x 8' 7" ( 3.05m x 2.62m )

## Bathroom

Double glazed window to the rear elevation, complimentary tiling and suite comprising; bath with shower over, pedestal wash hand basin, low flush wc, extractor fan and radiator

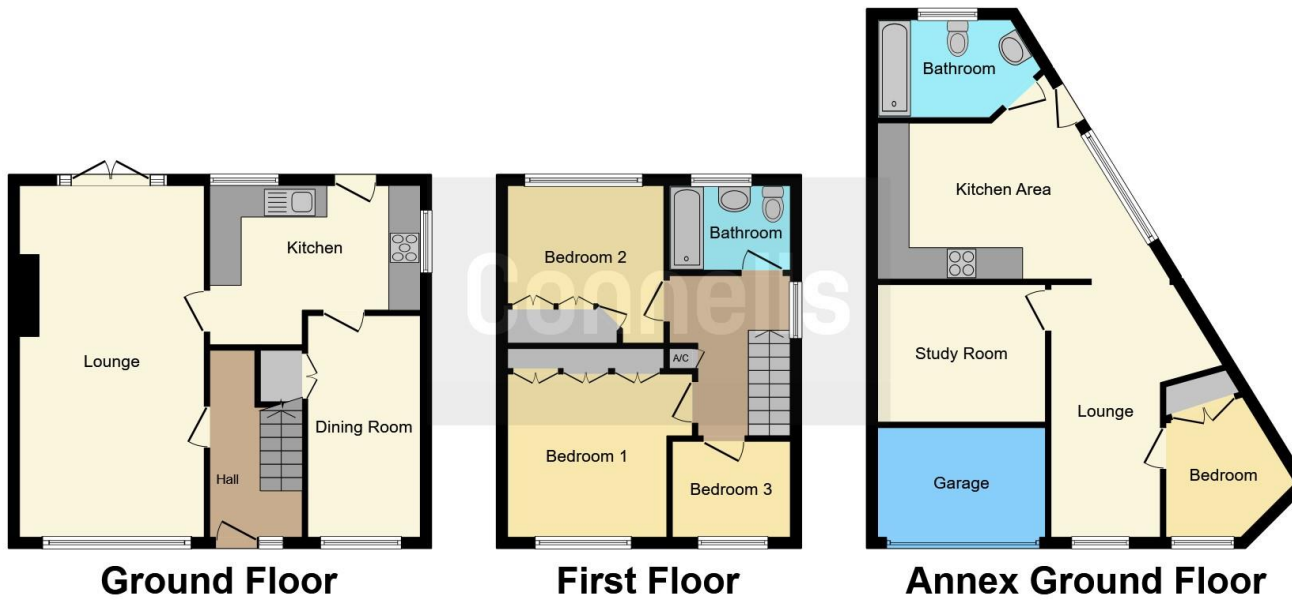
## Rear Garden

Patio area leading to further lawn and patio and "Man Cave"

## Garage

Up and over doors lead to the garage which has power and concrete floor.





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](mailto:stourbridge@connells.co.uk)**

11B St. Johns Road  
 STOURBRIDGE DY8 1EJ

**EPC Rating: D**

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Tenure: Freehold



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