



**Connells**

Stewkins  
Audnam Stourbridge



### Property Description

A PERFECT OPPORTUNITY TO BUY A THREE BEDROOM HOME IN AMBLECOTE CLOSE TO LOCAL AMENITIES, NO UPWARD CHAIN, AN IDEAL INVESTOR OR FIRST TIME BUYER OPPORTUNITY AS NEEDS REFURBISHMENT. Briefly comprising; Lounge, dining room, kitchen, three good size bedrooms and bathroom with small courtyard frontage and rear garden.

### To The Front

Small courtyard frontage leading to entrance door, r

### Cloakroom

Double glazed window to the side elevation

### Lounge

11' 10" x 11' 5" ( 3.61m x 3.48m )  
Double glazed window to the front elevation and radiator

### Dining Room

11' 6" x 12' 2" ( 3.51m x 3.71m )  
Double glazed french doors to the rear elevation and radiator, stairs off to first floor.

### Lobby

Leads to the kitchen and downstairs cloakroom with door out to the garden.

### Kitchen

9' 11" x 7' 11" ( 3.02m x 2.41m )  
Double glazed window to the rear elevation and a range of wall and base units with inset sink/drain and tiled splashbacks.

### Landing

Stairs to first floor landing with doors to bedrooms

### Bedroom One

15' 2" x 11' 6" ( 4.62m x 3.51m )  
Double glazed window to the rear elevation and radiator.

### Bedroom Two

11' 5" x 10' 8" ( 3.48m x 3.25m )  
Double glazed window to the front elevation and radiator.

### Bedroom Three

11' 5" x 9' 8" ( 3.48m x 2.95m )  
Double glazed window to the front elevation and radiator

### Bathroom

Double glazed obscure window to the rear elevation, bath with shower over, wash hand basin and wc.

### Rear Garden

Fully enclosed rear garden to the rear of the property





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/SBR311373](http://connells.co.uk/Property/SBR311373)**

Tenure: Freehold



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