

Connells

High Street Wordsley Stourbridge







## **Property Description**

SITUATED DIRECTLY ON HIGH STREET, WORDSLEY ON THE CORNER OF CHURCH ROAD. THERE IS A ROAD OFF THE HIGH STREET JUST PASSED THE PROPERTY GIVING ACCESS TO ITS OFF ROAD PARKING. BLOCK PAVED REAR COURTYARD WITH SECURITY GATES.

#### Situated

The property is approached from the footpath to the front leading to the entrance door.

### **Living Room**

15' 2" x 11' 1" ( 4.62m x 3.38m )

Double glazed window to the front elevation and radiator

#### Kitchen

11' 10" x 11' 7" ( 3.61m x 3.53m )

Double glazed window and door to the rear elevation, a range of wall and base units, worksurfaces with inset sink/drainer, electric oven, gas hob and extractor hood, tiled floor.

# Landing

Stairs up from the kitchen and doors to bedrooms and bathroom

## **Bedroom One**

12' 3" x 11' 3" ( 3.73m x 3.43m )

Double glazed window to the front elevation and radiator.

## **Bedroom Two**

12' 2" x 8' 2" max narrowing to 6' 2" min (  $3.71 \text{m} \times 2.49 \text{m}$  max narrowing to 1.88 m min ) Double glazed window to the rear elevation and radiator

# **Bathroom**

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

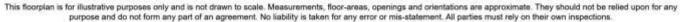
#### **Rear Garden**

Block paved rear courtyard with security gates leading to a graveled area to the rear providing off road parking beyond.









To view this property please contact Connells on

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**EPC** Rating: E

view this property online connells.co.uk/Property/SBR311598





Tenure: Freehold





<sup>1.</sup> 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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