



**Connells**

John Corbett Drive  
Amblecote Stourbridge



### Property Description

AN IMPRESSIVE THREE STOREY TOWN HOUSE IDEALLY SITUATED NEAR STOURBRIDGE TOWN CENTRE. WELL PRESENTED THROUGHOUT AND DECEPTIVELY SPACIOUS WITH HUGE DINING KITCHEN AND LOUNGE WITH GOOD SIZE BALCONY OVERLOOKING ATTRACTIVE REAR GARDEN.

### To The Front

Driveway leading to garage with electric charging point to side and front door.

### Hallway

Front door leads to hallway with stairs off to first floor landing, radiator, doors to cloakroom, garage and kitchen.

### Cloakroom/wc

Radiator, wash hand basin and low flush wc.

### Garage

19' 2" max x 8' 11" max ( 5.84m max x 2.72m max )  
Up and over garage door, power and lighting.

### Dining Kitchen

15' 6" x 14' 1" ( 4.72m x 4.29m )  
Double glazed French doors to rear garden, radiator, a range of wall and base units. Work surfaces incorporating sink unit. Gas hob and electric oven with extractor hood above. Plumbing for washing machine and dishwasher. Provision for further domestic appliances.

### Landing

Doors to;

### Lounge

15' 6" x 10' 10" ( 4.72m x 3.30m )  
Double glazed French doors to balcony and

radiator.

### Family Bathroom

Towel rail radiator, paneled bath, wash hand basin and low flush wc.

### Bedroom Three

10' 9" x 7' 7" ( 3.28m x 2.31m )  
Double glazed window to front elevation and radiator.

### Dressing Room

7' 10" x 7' 7" ( 2.39m x 2.31m )  
Double glazed window to front elevation.

### Second Floor Landing

Airing cupboard. Doors to;

### Bedroom One

13' 8" x 10' 11" ( 4.17m x 3.33m )  
Two double glazed windows to rear elevation, radiator and fitted wardrobes. Door to;

### En-Suite Shower Room

Towel rail radiator, shower cubicle, wash hand basin and low flush wc.

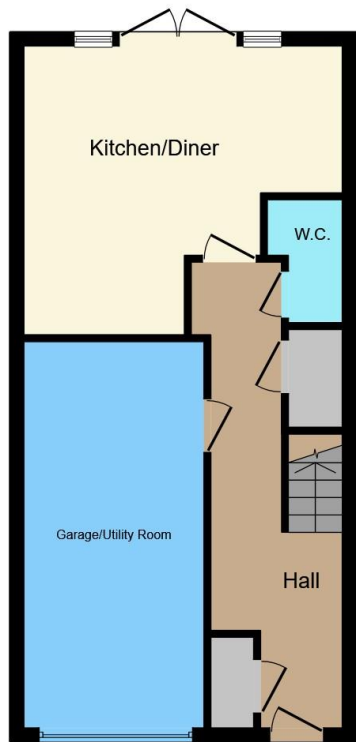
### Bedroom Two

15' 6" x 9' 10" ( 4.72m x 3.00m )  
Two double glazed windows to rear elevation and radiator.

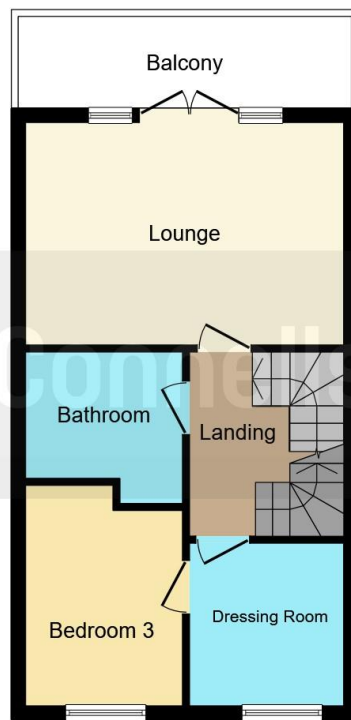
### Rear Garden

Fully enclosed with paved patio area leading to astroturf lawn area.

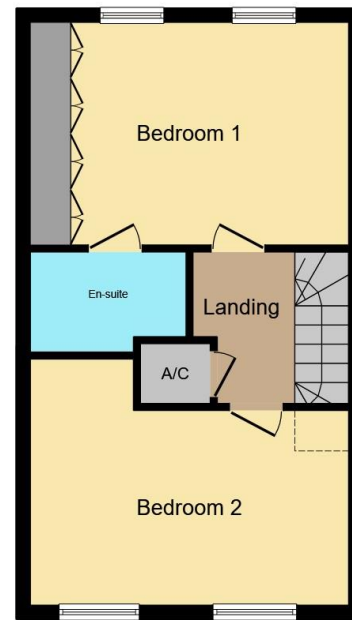




**Ground Floor**



**First Floor**



**Second Floor**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

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Tenure: Freehold



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