



**Connells**

Brook Street  
Stourbridge





### Property Description

AN ATTRACTIVE PERIOD COTTAGE SET IN THE 'OLD QUARTER' OF STOURBRIDGE. SWANPOOL PARK VERY CLOSE BY. WELL PRESENTED THROUGHOUT & DECEPTIVELY SPACIOUS. TWO RECEPTION ROOMS. GALLEY KITCHEN. FIRST FLOOR BATHROOM. AN IDEAL FIRST TIME BUYER PROPERTY OR BUY TO LET.

### Lounge

12' 10" x 12' max into bay ( 3.91m x 3.66m max into bay )  
Double glazed bay window and entrance door to the front elevation, feature fireplace and radiator.

### Dining Room

12' 11" x 11' 2" ( 3.94m x 3.40m )  
Double glazed window to the rear elevation, feature fireplace and radiator.

### Kitchen

14' 10" x 7' 11" ( 4.52m x 2.41m )  
Double glazed french doors opening out to the rear garden, double glazed window to the side elevation, a range of wall and base units, worksurfaces with inset stainless steel sink/drainers, gas cooker and radiator.

### Cellar

12' 11" x 10' 3" ( 3.94m x 3.12m )  
Useful cellar housing fusebox.

### Landing

Stairs lead to the first floor landing with doors to the bedrooms and bathroom

### Bedroom One

12' 11" max narrowing to 9' 4" min x 10' 2" ( 3.94m max narrowing to 2.84m min x 3.10m )  
Double glazed window to the front elevation and radiator.

### Bedroom Two

11' 3" x 6' 4" ( 3.43m x 1.93m )  
Double glazed window to the rear elevation and radiator.

### Bathroom

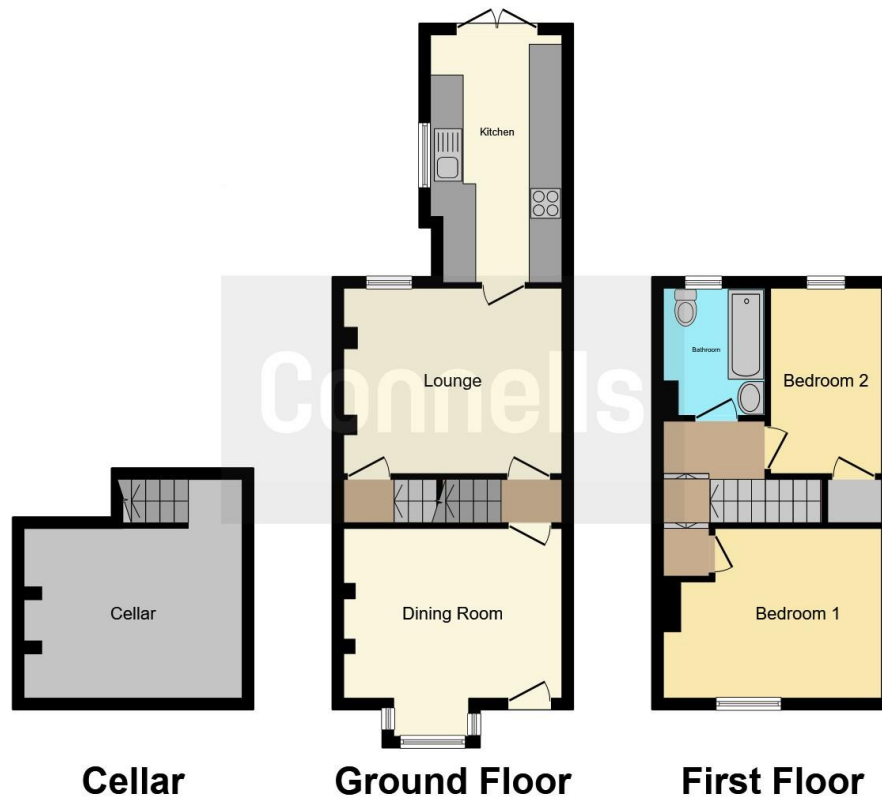
Double glazed window to the rear elevation, part tiled with suite comprising; bath with shower head, wash hand basin, wc and radiator.

### Rear Garden

Fully enclosed rear garden comprising of a paved patio area leading to the lawn with flower and shrub borders and garden shed.







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: D**

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Tenure: Freehold



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Property Ref: SBR311805 - 0008