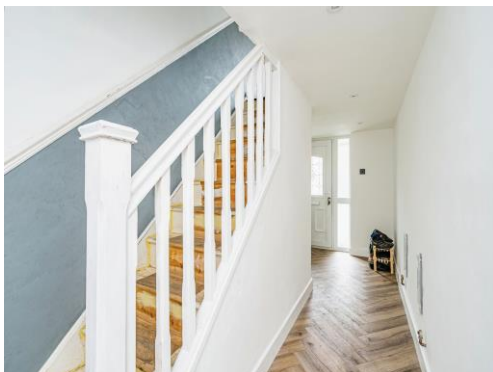




**Connells**

Collis Street  
Amblecote Stourbridge



### Property Description

AN IDEAL FIRST TIME BUYER PROPERTY OFFERING SPACIOUS & VERSATILE ACCOMMODATION OVER THREE STOREYS. SITUATED IN A POPULAR PART OF AMBLECOTE WITH ATTRACTIVE WALKING AREA VERY CLOSE BY. WELL PRESENTED & READY TO MOVE INTO.

### To The Front

A driveway to the front of the property providing off road parking and gate to the side leading to the rear garden.

### Entrance Porch

Entrance porch to the front door.

### Entrance Hallway

Double glazed entrance door to the front elevation and doors to;

### Cloakroom

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

### Utility Room

9' 6" x 7' 7" ( 2.90m x 2.31m )  
Double glazed sliding doors to the rear elevation.

### First Floor Landing

### Lounge

16' 11" x 14' 2" ( 5.16m x 4.32m )  
Double glazed window to the rear elevation, feature fireplace and radiator.

### Kitchen

14' 2" x 8' 11" ( 4.32m x 2.72m )  
Double glazed window to the front elevation, a range of wall and base units, worktops and one and a half bowl sink/drainers, plumbing for washing machine/dishwasher, oven, hob and

microwave

### Second Floor Landing

### Bedroom One

13' 2" x 8' ( 4.01m x 2.44m )  
Double glazed window to the rear elevation and radiator.

### Bedroom Two

12' 9" x 8' 1" max narrowing to 5' 10" min ( 3.89m x 2.46m max narrowing to 1.78m min )  
Double glazed window to the front elevation and radiator.

### Bedroom Three

9' 8" x 5' 10" ( 2.95m x 1.78m )  
Double glazed window to the rear elevation and radiator.

### Bathroom

Double glazed window to the front elevation with suite comprising; bath, shower, wash hand basin, wc and radiator rail.

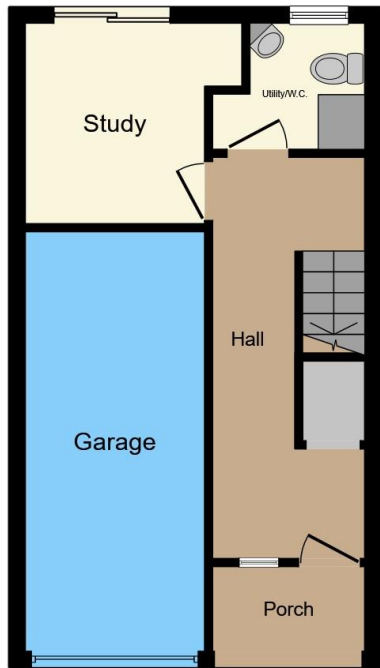
### Rear Garden

Fully enclosed rear garden with a block paved patio area leading to the lawn

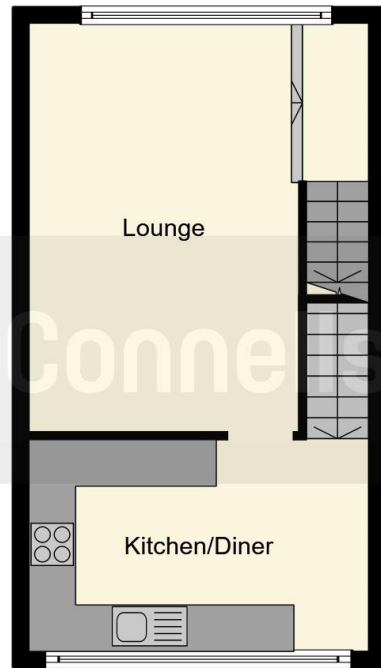
### Garage

Garage with power and lights.

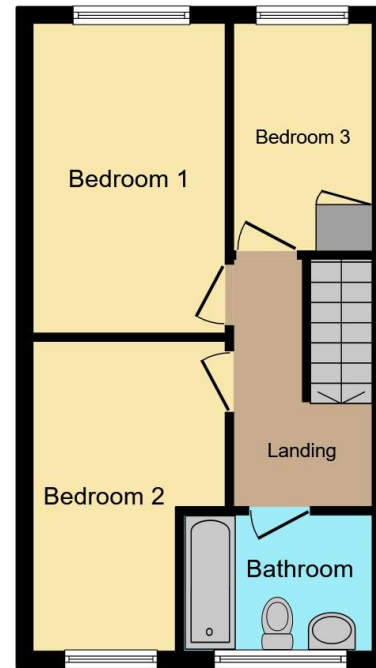




**Ground Floor**



**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)

To view this property please contact Connells on

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11B St. Johns Road  
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**EPC Rating: D**

**view this property online [connells.co.uk/Property/SBR311731](http://connells.co.uk/Property/SBR311731)**

Tenure: Freehold



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