



**Connells**

Coney Green  
Stourbridge



### Property Description

A TRADITIONAL DETACHED PROPERTY IN A CUL-DE-SAC LOCATION NEAR RED HILL SCHOOL. SPACIOUS & VERSATILE ACCOMMODATION. FIVE BEDROOMS, TWO RECEPTION ROOMS, KITCHEN & UTILITY ROOM. AN INTERNAL VIEWING IS A MUST TO FULLY APPRECIATE.

### To The Front

Driveway to the front of the property providing off road parking

### Entrance Porch

Door to hallway

### Entrance Hallway

Wood effect flooring, radiator and stairs to first floor landing

### Cloakroom

Double glazed window to the rear elevation, wc and radiator.

### Lounge

17' 1" x 12' 1" ( 5.21m x 3.68m )  
Double glazed bay window to the front elevation, fireplace and radiator.

### Dining Room

12' 7" x 11' 7" ( 3.84m x 3.53m )  
Double glazed windows to the front and rear elevation, fireplace and radiator.

### Kitchen

14' 9" x 7' 4" ( 4.50m x 2.24m )  
Double glazed window to the side elevation, wall and base units with worktops and one and half bowl inset stainless steel sink/drainer, electric oven, gas hob and extractor fan.

### Utility Room

17' 2" x 6' 11" ( 5.23m x 2.11m )

Double glazed window and door to the rear elevation and space for white goods.

### Landing

#### Bedroom One

12' 7" x 11' 7" ( 3.84m x 3.53m )  
Double glazed window to the rear elevation and radiator.

#### Bedroom Two

12' x 11' 6" ( 3.66m x 3.51m )  
Double glazed window to the front elevation and radiator.

#### Bedroom Three

11' 3" x 7' 10" ( 3.43m x 2.39m )  
Double glazed window to the front elevation and radiator.

#### Bedroom Four

9' 2" x 7' 9" max narrowing to 6' 11" min ( 2.79m x 2.36m max narrowing to 2.11m min )  
Double glazed window to the rear elevation and radiator.

#### Bedroom Five

7' x 6' 11" ( 2.13m x 2.11m )  
Double glazed window to the front elevation and radiator.

### Bathroom

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

### Garage

16' x 7' 10" ( 4.88m x 2.39m )  
Up and over doors lead to the garage with power and lights.

## Rear Garden

The rear garden comprises of a paved patio, greenhouse and hot tub area.





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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**EPC Rating: Awaiting**

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Tenure: Freehold



1. 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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