



Connells

Collis Street
Amblecote Stourbridge



Property Description

A MODERN TOWN HOUSE ON A MUCH SOUGHT AFTER ROAD IN AMBLECOTE. AVAILABLE WITH NO UPWARD CHAIN DELAY. READY TO MOVE INTO WITH THREE GOOD SIZE BEDROOMS TO MAKE AN IDEAL FIRST TIME BUY OR FAMILY HOME. WELL PRESENTED THROUGHOUT.

To The Front

Steps down to small courtyard area leading to front door.

Hallway

Double glazed front door, radiator, doors to lounge and;

Kitchen

9' 5" x 9' 3" (2.87m x 2.82m)
Double glazed window to front elevation, radiator, range of wall and base units. Work surfaces incorporating stainless sink unit. Space for electric cooker and provision for further domestic appliances. Plumbing for automatic washing machine, wall mounted combination boiler and space for breakfast table.

Lounge

17' 3" x 13' 5" (5.26m x 4.09m)
Double glazed window and door to rear elevation, radiator, fireplace and stairs off to first floor landing.

Landing

Loft access and doors to;

Bedroom One

13' 5" x 9' 6" (4.09m x 2.90m)
Double glazed window to front elevation and radiator.

Bedroom Two

10' 11" x 6' 9" (3.33m x 2.06m)
Double glazed window to rear elevation and radiator.

Bedroom Three

7' x 6' 5" (2.13m x 1.96m)
Double glazed window to rear elevation and radiator.

Shower Room

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

Rear Garden

Fully enclosed rear garden, paved patio area leading to good size lawn. Gate to rear giving access to communal off road parking for this row of houses.





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

To view this property please contact Connells on

T 01384 374 545
E stourbridge@connells.co.uk

11B St. Johns Road
 STOURBRIDGE DY8 1EJ

EPC Rating: D

view this property online connells.co.uk/Property/SBR311907

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SBR311907 - 0005