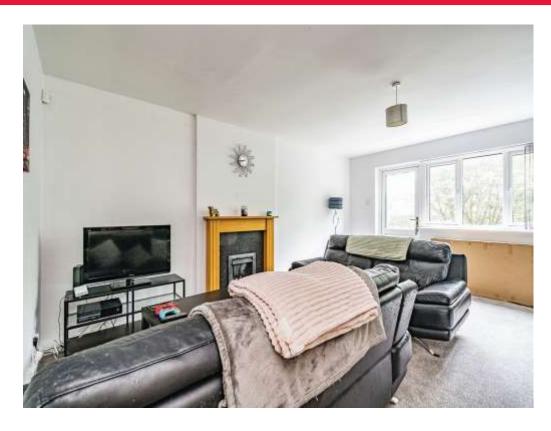


Connells

Collis Street Amblecote Stourbridge

£200,000







## **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.

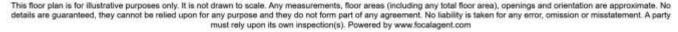
#### Rear Garden

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.









To view this property please contact Connells on

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EPC Rating: D

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





Tenure: Freehold





<sup>1.</sup> 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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