



**Connells**

Brook Holloway  
Stourbridge



### Property Description

**\*\*\*UNDER OFFER\*\*\*** IMPRESSIVE TRADITIONAL SEMI DETACHED OCCUPYING AN ELEVATED, PRIVATE & LARGE PLOT. MUCH IMPROVED BY ITS CURRENT OWNERS. VERY TRADITIONAL IN FEEL WITH STAINED GLASS WINDOWS, PICTURE RAILS BUT WITH MODERN KITCHEN & BATHROOM. AN AMAZING, ESTABLISHED REAR GARDEN. WOULD MAKE A LOVELY FAMILY HOME. Briefly comprising; Entrance hallway, lounge, dining room, kitchen, three bedrooms, family bathroom and beautiful rear garden.

### To The Front

Garage with carport to the side, steps up to front door, garden mainly laid to lawn and side access to the rear garden.

### Entrance Hallway

Stained glass door to the front and side elevation, feature radiator, understairs cupboard housing boiler and stairs to first floor landing.

### Lounge

15' 11" into bay narrowing to 13' " min x 12' ( 4.85m into bay narrowing to 3.96m min x 3.66m )  
Double glazed bay window to the front elevation and feature fireplace with multi fuel burner.

### Dining Room

11' recess x 10' 11" ( 3.35m recess x 3.33m )  
Double glazed french doors to the conservatory and radiator.

### Kitchen

17' 4" x 6' 10" ( 5.28m x 2.08m )  
Double glazed window to the rear and side elevation, a range of wall and base units, worksurfaces with inset sink/drain, electric oven and gas hob, space for dishwasher and washing machine, tiled floor and radiator.

### Conservatory

12' 4" x 10' 5" ( 3.76m x 3.17m )  
Double glazed conservatory to the rear with a tiled floor and radiator.

### Landing

Double glazed window to the side elevation and doors to bedrooms and bathroom

### Bedroom One

13' 1" x 12' ( 3.99m x 3.66m )  
Double glazed window to the front elevation, fitted wardrobes and radiator.

### Bedroom Two

10' 11" x 10' 11" ( 3.33m x 3.33m )  
Double glazed window to the rear elevation, picture rail and radiator.

### Bedroom Three

7' 1" x 5' 11" ( 2.16m x 1.80m )  
Double glazed window to the front elevation and radiator.

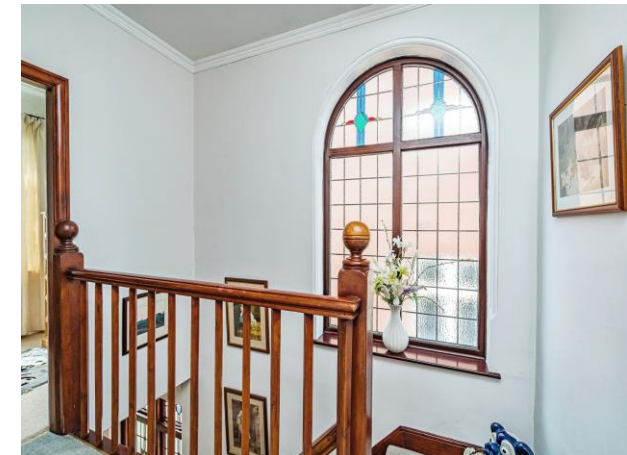
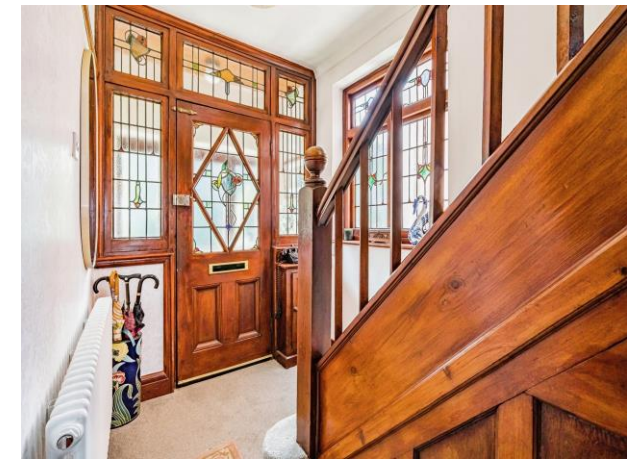
### Bathroom

Double glazed window to the rear elevation and suite comprising; bath, shower cubicle, wash hand basin, wc, feature mirror and radiator. Access to loft

### Rear Garden

To the rear of the property is a paved patio area leading to the lawn with flower and shrub borders, workshop and pagoda to rear 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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