



Connells

High Street
Quarry Bank

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Quarry Bank DY5 2AG

for sale offers in excess of
£175,000



Property Description

A cottage style terraced property in a convenient location with three bedrooms, two reception rooms, kitchen, family bathroom and garden room and garden to the rear. Situated in Quarry Bank close to local schools and shops and the Merry Hill Shopping Centre. Ideal for first time buyers or people looking to downsize.

To The Front

Walled frontage with a cobbled pathway leading to the front door

Lounge

12' 11" x 9' 11" (3.94m x 3.02m)
Double glazed window and door to the front elevation and door into the dining room

Dining Room

12' 9" x 10' 4" (3.89m x 3.15m)
Windows to the side and rear elevation.

Kitchen

10' x 8' 10" (3.05m x 2.69m)
Double glazed window to the side elevation, wall and base units and stainless steel sink/drainer

Bathroom

Double glazed window to the side elevation and suite comprising; bath, wash hand basin and wc



Landing

Doors to bedrooms

Bedroom One

13' 1" x 10' 4" (3.99m x 3.15m)

Double glazed window to the front elevation

Bedroom Two

9' 5" x 6' 2" (2.87m x 1.88m)

Double glazed window to the rear elevation

Bedroom Three

10' 2" x 6' 5" (3.10m x 1.96m)

Double glazed window to the side elevation

Garden Room

6' 7" x 5' 9" (2.01m x 1.75m)

Doors to garden

Rear Garden

Paved patio area leading to a lawn with various flowers and shrubs

Agents Note

Currently the vendors details do not match the land registered title at land registry. Please ask the branch for more details





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

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EPC Rating: Awaited

view this property online connells.co.uk/Property/SBR311919

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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Property Ref: SBR311919 - 0004