



**Connells**

St. Peters Road  
Stourbridge





### Property Description

A BEAUTIFUL MUCKLOW STYLE 4 BEDROOM SEMI-DETACHED PROPERTY LOCATED IN A MUCH SOUGHT AFTER LOCATION IN PEDMORE, LOCAL AMENITIES NEARBY INCLUDING SCHOOLS AND SHOPS. LOCAL TRANSPORT LINKS NEARBY. CONSERVATORY LEADING TO A SPACIOUS REAR GARDEN CONTAINING A BRICK OUTHOUSE. Briefly comprising: the hallway allows access to the dining room, the lounge, the kitchen and the fourth bedroom, access to the conservatory via the lounge then leads into the rear garden. The fourth bedroom has access to an en-suite shower room. On the first floor is access to the bedrooms and the family bathroom.

### To The Front

A block paved driveway with lawn to the front leads to the entrance porch.

### Entrance Porch

Double glazed porch entrance leads into the hallway

### Entrance Hallway

Stairs to first floor landing, entrance door to the front elevation and doors to;

### Lounge

13' 6" x 11' 5" ( 4.11m x 3.48m )

Double glazed patio doors leading into the conservatory, radiator and feature fireplace with gas fire.

### Dining Room

12' 6" x 11' 4" ( 3.81m x 3.45m )

Double glazed window to the front elevation and radiator.

### Kitchen

14' 1" x 6' 11" ( 4.29m x 2.11m )

Double glazed window and door to the rear

elevation, a range of wall and base units, worksurfaces with inset sink/drainers and tiled splashbacks, built in appliances including washing machine, dishwasher, fridge freezer, oven, hob and extractor hood and tiled floor.

### Bedroom Four (ground Floor)

12' 7" x 7' 4" ( 3.84m x 2.24m )

Double glazed window to the front elevation and radiator, door to wet room.

### Ensuite Wetroom

Fully tiled wetroom with a feature power shower, wash hand basin and wc.

### Conservatory

11' 11" x 10' 11" ( 3.63m x 3.33m )

Double glazed conservatory with french doors overlooking the rear gardens and tiled floor.

### Landing

Doors to bedrooms and bathroom

### Bedroom One

15' 1" x 11' 5" ( 4.60m x 3.48m )

Double glazed window to the front elevation, fitted wardrobes with integrated dressing table and drawer display unit and radiator.

### Bedroom Two

11' 5" x 10' 11" ( 3.48m x 3.33m )

Double glazed window to the rear elevation and radiator

### Bedroom Three

8' 10" x 8' 6" ( 2.69m x 2.59m )

Double glazed window to the front elevation and radiator

## Bathroom

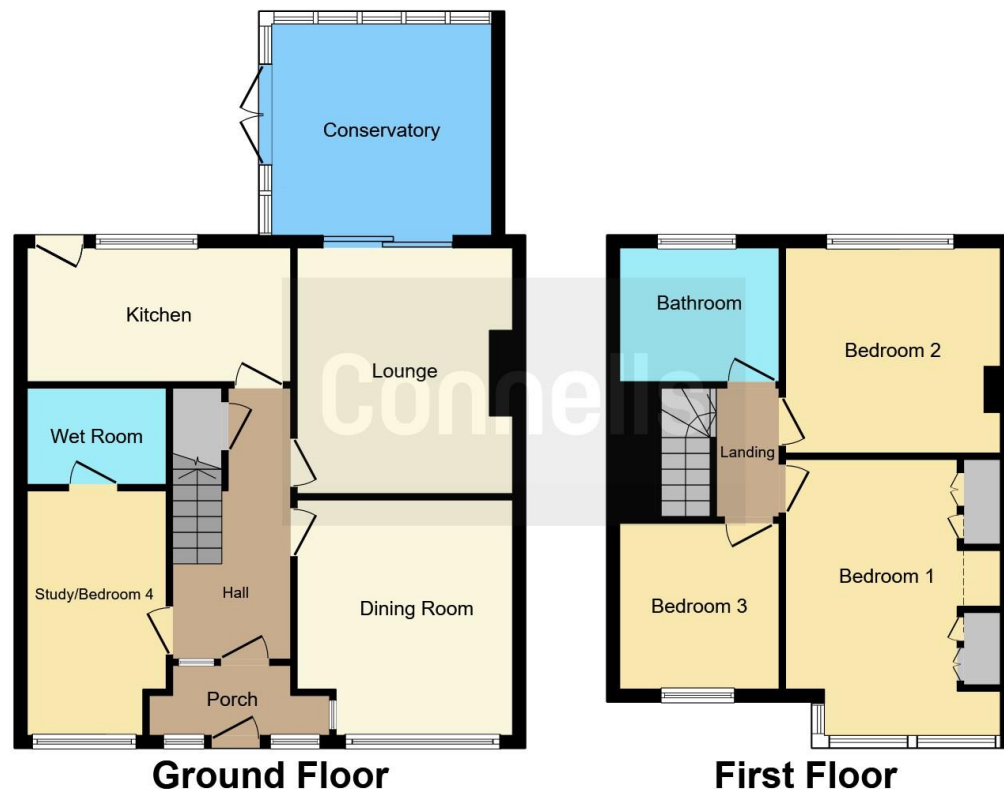
Double glazed window to the rear elevation and suite comprising; Jacuzzi bath, separate shower unit, wash hand basin, wc and heated radiator rail.

## Rear Garden

Block paved patio leading to a beautiful lawned area with various trees, flowers and shrubs, further paved garden area to the side, large timber shed together with substantial brick outbuilding incorporating two individual stores.







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)

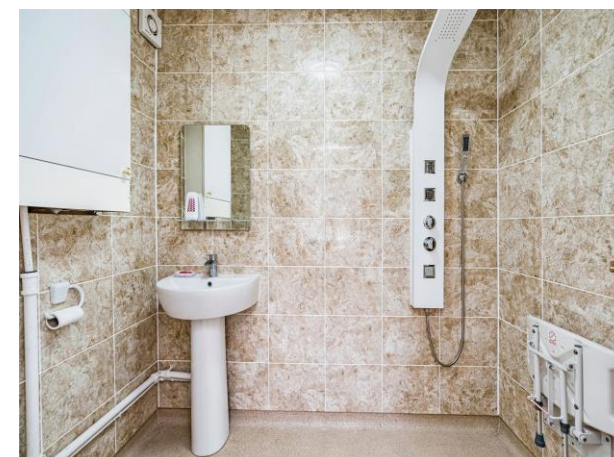
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**EPC Rating: D**

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Tenure: Freehold



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