



**Connells**

Clifton Street  
Stourbridge



### Property Description

A fantastic opportunity to purchase this second floor TWO BEDROOM FLAT located in the much sought after OLD QUARTER. With plenty of local amenities nearby including shops, schools and a park, local transport links nearby. Briefly comprising: a kitchen, a lounge containing a balcony, two bedrooms and a bathroom.

### Outside

Communal lawn with inset pathway leading to entrance with security door and stairs leading up to the property and storage cupboard

### Hallway

Entrance door leads into the hallway with doors to;

### Lounge

16' 2" x 15' 3" ( 4.93m x 4.65m )  
Upvc framed window to the front elevation, further window and door leading onto the balcony and radiator.

### Kitchen

12' 5" x 6' 7" ( 3.78m x 2.01m )  
Upvc framed window to the rear elevation, wall and base units and worksurfaces with inset stainless steel sink/drainer

### Bedroom One

13' min extending to 14' 8" into recess x 10' 3" ( 3.96m min extending to 4.47m into recess x 3.12m )  
Upvc framed window to the front elevation and radiator

### Bedroom Two

11' 8" x 8' 4" ( 3.56m x 2.54m )  
Upvc framed window to the rear elevation and radiator

### Bathroom

Upvc framed window to the rear elevation, recently refitted with shower, wash hand basin wc and radiator

### To The Rear

Courtyard to the rear (security door access) storage/outbuildings.





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)



To view this property please contact Connells on

**T 01384 374 545**  
**E [stourbridge@connells.co.uk](mailto:stourbridge@connells.co.uk)**

11B St. Johns Road  
 STOURBRIDGE DY8 1EJ

**EPC Rating: D**

**view this property online [connells.co.uk/Property/SBR311689](http://connells.co.uk/Property/SBR311689)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 15 Aug 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SBR311689 - 0012