



**Connells**

Birmingham Street  
Stourbridge





### Property Description

THIS STUNNING & SPACIOUS TOWN HOUSE IS SITUATED IN A PRIVATE ROAD OFF BIRMINGHAM STREET, THE WHOLE BUILDING WAS PREVIOUSLY THE 'STEPPING STONES' PUBLIC HOUSE. THE PROPERTY IS STUNNING THROUGHOUT WITH GOOD SIZED ACCOMMODATION Briefly comprising; Driveway, hallway, lounge, kitchen/diner, downstairs cloakroom, main bedroom with ensuite shower room, two further bedrooms, family bathroom and garden to rear.

### To The Front

Tarmac driveway to the front of the property providing off road parking, steps to the entrance door with wrought iron railings.

### Entrance Hallway

Double glazed door to the front elevation, radiator, stairs to first floor landing and doors to;

### Cloakroom

Suite comprising, wash hand basin, wc, tiled floor and radiator.

### Lounge

17' 5" max narrowing to 13' 1" min x 12' 9" into recess ( 5.31m max narrowing to 3.99m min x 3.89m )

Double glazed window to the front elevation and radiator.

### Kitchen/Diner

19' 9" x 13' 9" max narrowing to 11' 7" min ( 6.02m x 4.19m max narrowing to 3.53m min ) Fitted kitchen with a range of wall and base units, worktops with inset sink/drainage, electric oven/hob/extractor fan, washing machine/dishwasher, spotlights, two radiators, dining area and french doors to the rear garden.

### Cellar

16' 4" x 10' 5" ( 4.98m x 3.17m )  
Cellar with a variety of potential uses.

### Landing

Doors to bedrooms and bathroom,

### Main Bedroom

14' 2" x 13' 4" ( 4.32m x 4.06m )  
Double glazed bow window to the front elevation, fitted wardrobes and radiator, door to;

### Ensuite Shower Room

Tiled floor, part tiled walls and suite comprising; wash hand basin, wc and shower cubicle with shower.

### Bedroom Two

12' 11" x 7' 9" plus recess ( 3.94m x 2.36m plus recess )  
Double glazed window to the rear elevation and radiator.

### Bedroom Three

12' 11" x 7' 10" max ( 3.94m x 2.39m max )  
Double glazed window to the rear elevation and radiator.

### Bathroom

Suite comprising; paneled bath, wash hand basin, wc, radiator rail and part tiled walls.

### Rear Garden

Fully enclosed rear garden comprising of a paved patio leading to the lawn.





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)

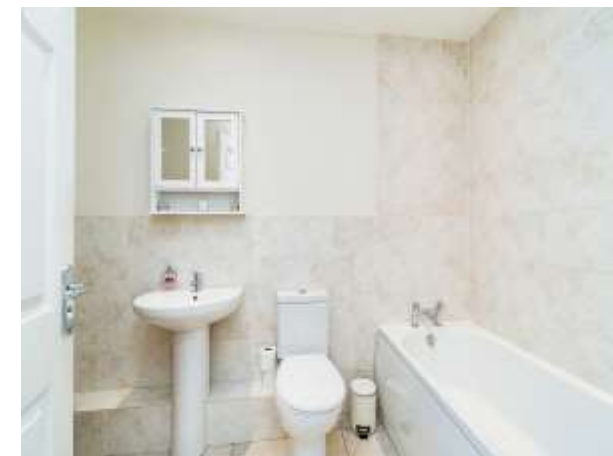
To view this property please contact Connells on

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

11B St. Johns Road  
 STOURBRIDGE DY8 1EJ

**EPC Rating: C**

**view this property online [connells.co.uk/Property/SBR311736](http://connells.co.uk/Property/SBR311736)**



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.

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: SBR311736 - 0002