



**Connells**

Kingsway  
Stourbridge



### Property Description

A THREE BEDROOMED SEMI DETACHED PROPERTY IN A POPULAR LOCATION, CLOSE TO LOCAL SHOPS AND SCHOOLS. IDEAL FOR FAMILIES AND SET BACK FROM THE ROAD. Briefly comprising; Front garden, hallway, lounge, further reception, kitchen, utility room, three bedrooms and family bathroom, garden to rear.

### To The Front

A graveled area with shrubs and plants and a pathway leads to the front door with further side entrance

### Entrance Hallway

Front door leading to the hallway with parquet flooring and radiator, stairs to first floor landing.

### Lounge

14' x 8' 11" ( 4.27m x 2.72m )  
Double glazed bow window to the front elevation, laminate flooring and radiator

### Reception Room Two

10' 2" x 9' 1" ( 3.10m x 2.77m )  
Double glazed window to the rear elevation and double glazed skylight to the side, exposed floorboards and radiator.

### Kitchen

17' x 11' 9" ( 5.18m x 3.58m )  
Double glazed window to the rear elevation, a range of wall and base units, worksurfaces, inset sink/drainers and radiator.

### Utility Room

Double glazed window to the rear elevation and door to the side.

### Lean To

Door to the front elevation

### Landing

Double glazed window to the side elevation, access to loft and doors to bedrooms and bathroom

### Bedroom One

9' 9" x 9' 3" ( 2.97m x 2.82m )  
Double glazed window to the rear elevation and radiator

### Bedroom Two

12' 3" x 8' 11" ( 3.73m x 2.72m )  
Double glazed window to the front elevation, laminate flooring and radiator

### Bedroom Three

10' 11" x 8' 1" max narrowing to 4' 1" min ( 3.33m x 2.46m max narrowing to 1.24m min )  
Double glazed window to the front elevation, laminate flooring and radiator.

### Bathroom

Double glazed window to the rear elevation, part tiled with suite comprising; bath, shower, wash hand basin, wc and radiator rail. tiled floor.

### Rear Garden

Fully enclosed rear garden comprising of decking area leading to an astroturf lawn with further block paved area





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/SBR312267](http://connells.co.uk/Property/SBR312267)**

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: SBR312267 - 0005