



**Connells**

Woodhouse Orchard  
Belbroughton Stourbridge



# Woodhouse Orchard Belbroughton Stourbridge DY9 9TQ

for sale offers in excess of  
**£250,000**



## Property Description

Belbroughton is one of Worcestershire's most picturesque villages. Just a short distance from the property you will find yourself in the village centre, with all the local amenities including hairdressers and an array of eateries and public houses. Clent Hills is also a short distance for those wishing to enjoy outdoor pursuits yet the convenience of motorway networks junction 4 M5 leading to M42 is within a five minute drive. The bustling village of Hagley is also a short distance where commuters will benefit from the train station giving access to Birmingham, Worcester and beyond.

## To The Front

Paved path leading to the front door. Small lawned area to the front of the property.

## Lounge

14' 5" x 11' 9" ( 4.39m x 3.58m )

Double glazed window to the front elevation, central heating radiator, laminate flooring, electric fire, stairs to the first floor.

## Kitchen

11' 9" x 8' 11" ( 3.58m x 2.72m )

Double glazed door to the rear, double glazed window to the rear elevation, central heating radiator. Newly fitted kitchen with electric hob, cooker hood, inset stainless steel sink, wall and base units, integrated fridge/freezer, breakfast bar.

## Bedroom 1

11' 10" x 8' 6" ( 3.61m x 2.59m )

Double glazed window to the front elevation, central heating radiator.

## Bedroom 2

11' 9" x 7' 6" ( 3.58m x 2.29m )

Double glazed window to the rear elevation, central heating radiator. Built in cupboard.

## Bathroom

Recently renovated, complete with shower, WC, wash hand basin, radiator rail.

## To The Rear

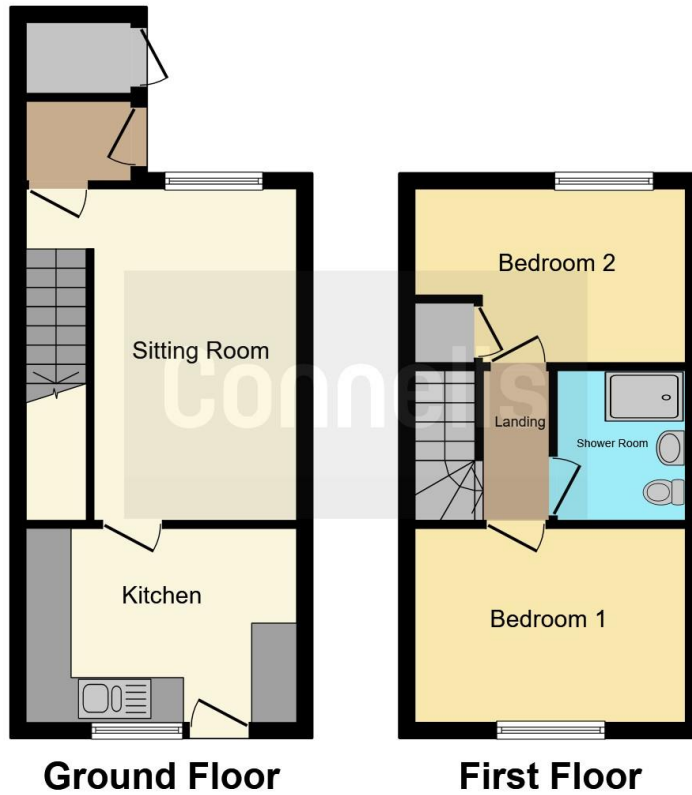
Paved path to the rear of the garden with shrubbery either side. Paved patio at both ends of the garden with a shed situated at the rear. Gated access to the rear which allows access to parking space.

## Parking

Allocated parking space to the side of the property.







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/SBR312282](http://connells.co.uk/Property/SBR312282)**

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: SBR312282 - 0005