



Connells

Old Wharf Road
Stourbridge

Old Wharf Road
Stourbridge DY8 4FN

for sale offers in the region of
£320,000



Property Description

SITUATED ON TITANS WHARF AN ATTRACTIVE & POPULAR TAYLOR WIMPEY DEVELOPMENT IN THE HEART OF STOURBRIDGE. THE TOWN CENTRE IS A SHORT DISTANCE AWAY AS WELL AS CANALSIDE WALKS.

To The Front

To the front of the property is a pathway to the front door with small garden area with driveway to the side leading to the garage and gated access to the rear garden

Entrance Hallway

Double glazed door to the front elevation, radiator, stairs to the floor landing, wood effect flooring and doors to;

Cloakroom

Tiled with suite comprising; wash hand basin, wc and radiator.

Lounge

13' 7" x 10' 5" (4.14m x 3.17m)

Double glazed window to the front elevation, wood effect flooring, modern feature inset fire and radiator.

Kitchen

14' 8" max x 13' 11" max (4.47m max x 4.24m max)

Family kitchen/diner comprising of a kitchen with a range of wall and base units, worksurfaces with inset sink/drain, splashback tiling, electric oven, gas hob and cooker hood, integrated dishwasher and fridge freezer, space for dining and radiator. Double glazed french doors and window to the rear elevation

First Floor Landing

Double glazed window to the front elevation, radiator, doors to bedrooms and bathroom

and stairs to second floor.

Bedroom Two

14' x 9' 3" (4.27m x 2.82m)

Double glazed window to the rear elevation and radiator.

Bedroom Three

11' 9" x 6' 11" (3.58m x 2.11m)

Double glazed window to the front elevation and radiator.

Bathroom

Part tiled with suite comprising; bath with shower over, wash hand basin, wc and radiator rail.

Second Floor

Bedroom One

18' 10" x 13' 11" max narrowing to 9' min (5.74m x 4.24m max narrowing to 2.74m min)

Double glazed window to the front elevation, double glazed velux window, built in wardrobes and radiator, door to ensuite

Ensuite Shower Room

Velux window and suite comprising; shower cubicle with shower, wash hand basin, wc and radiator rail, part tiled.

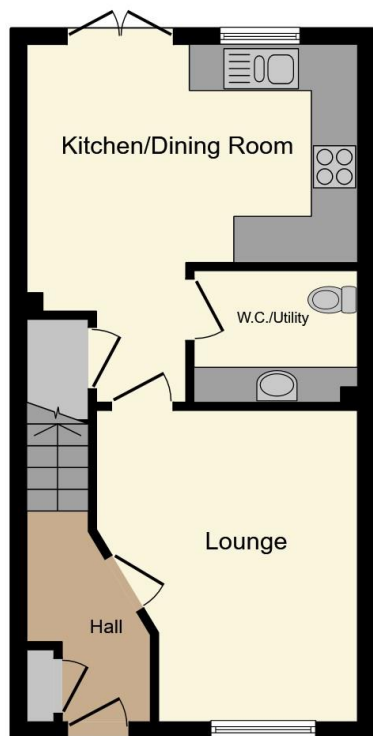
Rear Garden

To the rear of the property is a paved patio which wraps around an astroturf lawn, area for seating and gate leading to the driveway and garage

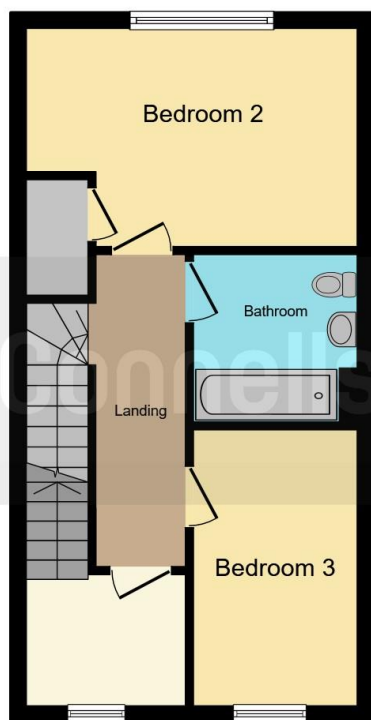
Garage

Up and over door into the garage which has power and lights.

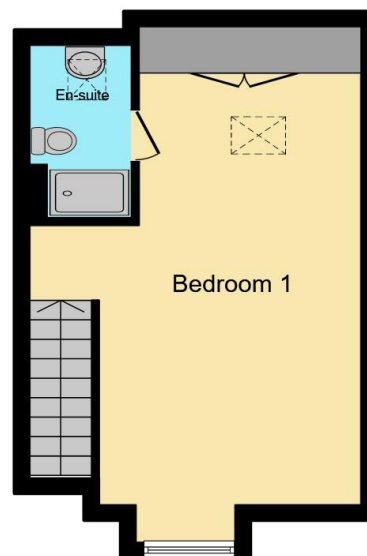




Ground Floor



First Floor



Second Floor

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

To view this property please contact Connells on

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EPC Rating: B

view this property online connells.co.uk/Property/SBR312390



Tenure: Freehold



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