



**Connells**

Haden Close  
Wordsley Stourbridge



# Haden Close Wordsley Stourbridge DY8 5AZ

for sale offers in the region of  
**£210,000**



## Property Description

A MUST SEE!! THIS ATTRACTIVE, MODERN SEMI DETACHED PROPERTY IS SITUATED IN A CUL-DE-SAC LOCATION WITH THE KING GEORGE V PARK CLOSE BY. Briefly comprising, driveway, entrance hallway, lounge, kitchen, three bedrooms, family bathroom and garden to the rear.

## To The Front

Tarmac driveway providing off road parking and lawn to the front of the property with pathway to the front door and gated side access to the rear garden

## Hallway

Double glazed entrance door to the front elevation, wood effect flooring, radiator and doors to;

## Lounge

18' 10" x 12' 10" ( 5.74m x 3.91m )  
Double glazed french doors to the rear garden, wood effect flooring, two radiators and stairs to first floor landing.

## Kitchen

9' 4" x 8' 8" ( 2.84m x 2.64m )  
Double glazed window to the front elevation, double glazed door to the side elevation, a range of wall and base units with worksurfaces, tiled splashbacks, inset sink/drain, electric oven, gas hob, extractor fan and spotlights to ceiling.

## Landing

Doors to bedrooms and family bathroom, loft access, double glazed window to the side elevation and airing cupboard housing replacement combination boiler.

## Bedroom One

12' 11" x 9' 1" ( 3.94m x 2.77m )  
Two double glazed windows to the front elevation and radiator

## Bedroom Two

12' 5" x 5' 11" ( 3.78m x 1.80m )  
Double glazed window to the rear elevation, radiator and spotlights to ceiling

## Bedroom Three

7' 3" x 6' 3" ( 2.21m x 1.91m )  
Double glazed window to the rear elevation and radiator

## Rear Garden

Fully enclosed rear garden comprising of a block paved patio which leads 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)



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**EPC Rating: C**

Tenure: Freehold



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