



**Connells**

Clifton Street  
Stourbridge



## Property Description

Nestled in the heart of Stourbridge's historic old quarter, this stunning double fronted three bedroom property contains a perfect blend of period feature and modern convenience. Situated on a corner plot this property boasts spacious living areas and a cosy outdoor area. Briefly comprising: a welcoming entrance hall allowing access into the dining room, from here are stairs down to the fully tanked cellar and access through to the kitchen. Leading the other way off the entrance hall is a cosy lounge leading into a bright and airy conservatory before opening out into the rear garden. On the first floor you will find the family bathroom and three double bedrooms.

## To The Front

Gated frontage leading to the front door.

## Entrance Hallway

Access to the lounge and the dining room and stairs to the first floor.

## Lounge

12' 3" x 11' 11" ( 3.73m x 3.63m )

Double glazed sash window to the front elevation, double glazed french doors leading into the conservatory, central heating radiator and duel fuel fire.

## Conservatory

11' 9" x 9' ( 3.58m x 2.74m )

Double glazed windows to the side and rear elevation, double glazed french doors to the side and central heating radiator.

## Dining Room

12' 3" x 11' 11" ( 3.73m x 3.63m )

Central heating radiator, double glazed sash window to the front elevation, access to the cellar.

## Cellar

Fully tanked, fitted bookshelves, lights and power sockets.

## Kitchen

18' 5" x 10' 4" ( 5.61m x 3.15m )

Wall and base units, stainless steel sink and drainer, worksurfaces, tiled flooring, double glazed window to the rear elevation, double glazed window to the side elevation, double glazed door to the rear, central heating radiator, door to cloakroom.

## Cloakroom

WC, wash hand basin.

## Bedroom 1

12' 2" x 11' 9" ( 3.71m x 3.58m )

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

## Bedroom 2

12' 2" x 8' 10" ( 3.71m x 2.69m )

Double glazed sash window to the front elevation, central heating radiator, walk in cupboard with window to front elevation.

## Bedroom 3

10' 4" x 8' 9" ( 3.15m x 2.67m )

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

## Family Bathroom

Double glazed window to the side elevation, WC, wash hand basin, bath with a shower over, central heating radiator.

## To The Rear

Block paving to the rear, fenced access to a further paved patio and lawn area, side access to garage.

## Outbuilding

10' 7" x 7' 8" ( 3.23m x 2.34m )

Power and lights.

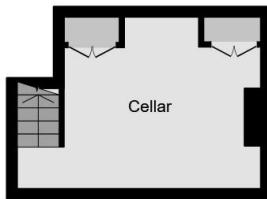
## Garage

17' 10" x 9' ( 5.44m x 2.74m )

Up and over door.



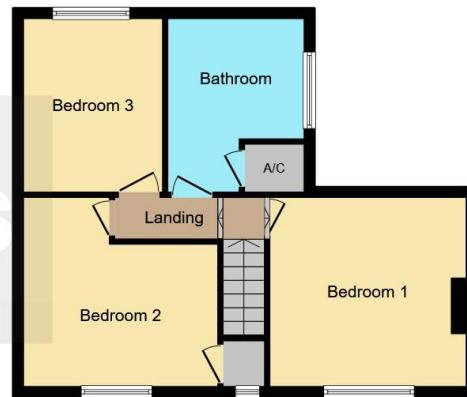
1



**Lower Ground Floor**



**Ground Floor**



**First 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](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/SBR312423](http://connells.co.uk/Property/SBR312423)**



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: SBR312423 - 0005