



**Connells**

Auckland Road  
Wordsley Stourbridge



# Auckland Road Wordsley Stourbridge DY8 5BF

for sale offers in excess of  
**£275,000**



## Property Description

An Impressive FOUR BEDROOM modern semi detached TOWNHOUSE. SPACIOUS & VERSATILE accommodation. Popular location. GARAGE EN-BLOC & PARKING. Well presented throughout & ready to move into. COMPLETE UPWARD CHAIN. Excellent TRANSPORT LINKS into KINGSWINFORM & STOURBRIDGE.

## To The Front

Steps leading to front door with a lawn to the side, gate to the side of the garage providing access to the rear garden. Garage and parking to the other side of the property.

## Entrance Hallway

With a door leading from the front of the property, stairs off to first floor landing, doors to various rooms and radiator.

## Cloakroom

Double glazed window to the front elevation, radiator, low flush wc and wash hand basin.

## Lounge

15' 7" x 12' 9" ( 4.75m x 3.89m )  
Double glazed window and double glazed french doors. Radiator.

## Kitchen

15' 9" max x 9' 6" max ( 4.80m max x 2.90m max )  
Double glazed window and double glazed door to rear elevation. Radiator, a range of wall and base units. Work surfaces incorporating stainless steel sink unit. Electric double oven and gas hob. Provision for further domestic appliances.

## Cloakroom/Wc

Double glazed window to front elevation, radiator, low flush wc and wash hand basin.

## First Floor Landing

Further stairs off to second floor landing, double glazed window to rear elevation and doors to various rooms.

## Bedroom One

14' 10" x 12' 10" ( 4.52m x 3.91m )  
Double glazed window to rear elevation, double glazed double doors to Juliet balcony and radiator. Door to;

## En Suite

Double glazed window to front elevation, radiator, shower cubicle, wash hand basin and low flush wc.

## Bedroom Four

15' x 6' 7" ( 4.57m x 2.01m )  
Double glazed windows to the front and rear elevations and radiator.

## Second Floor Landing

Double glazed window to rear elevation, airing cupboard. Doors to;

## Bedroom Two

12' 10" x 12' 3" ( 3.91m x 3.73m )  
Double glazed windows to front and rear elevations. Radiator.

## Bedroom Three

Double glazed windows to the front and rear elevations and radiator.

## Bathroom

Double glazed window to front elevation, radiator, paneled bath, wash hand basin and low flush wc.

## Rear Garden

Courtyard garden with gate giving access to garage and parking.

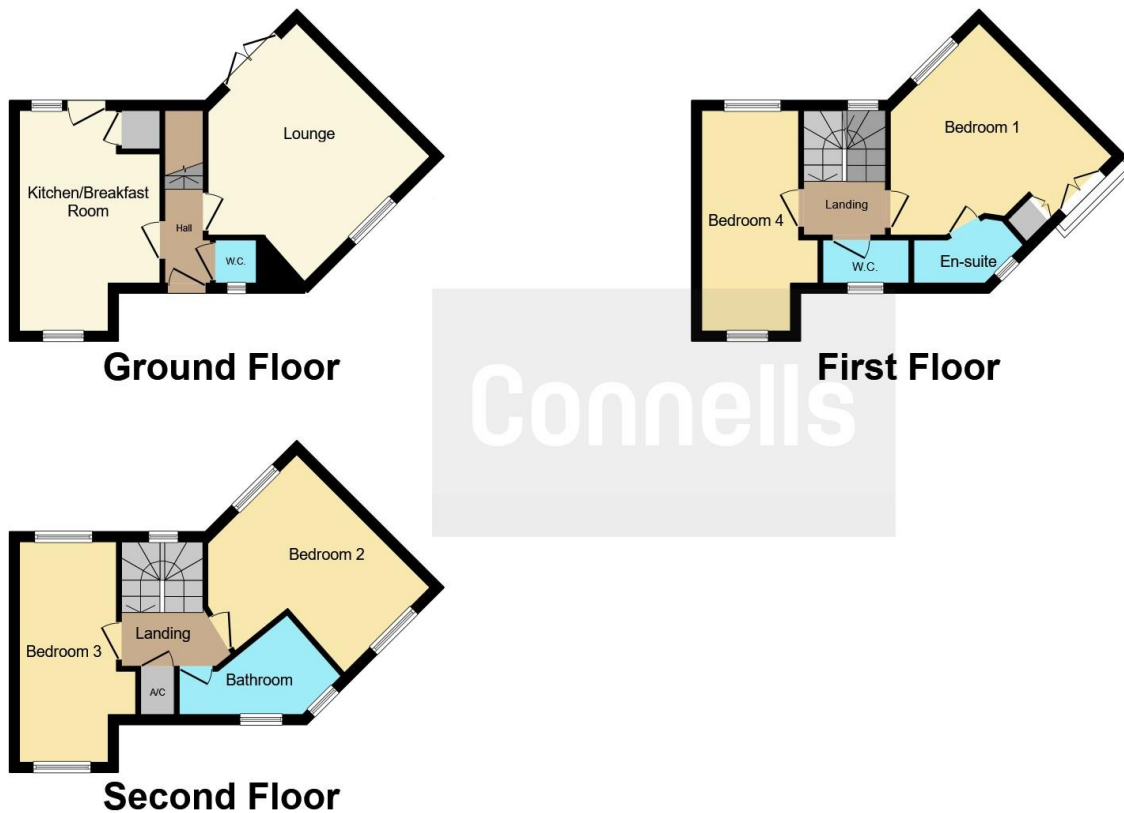
### **Garage En-Bloc**

16' x 8' 8" ( 4.88m x 2.64m )

Up and over garage door. Power and lighting.







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

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/SBR312636](http://connells.co.uk/Property/SBR312636)**



Tenure: Freehold



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