







### Property Description

Welcome to this well-presented three-bedroom semi-detached home, offering an excellent opportunity for first-time buyers, families or anyone looking to move. Situated in a desirable location, this property is chain-free, ensuring a smooth and hassle-free purchase.

Upon entering, you are greeted by a bright and airy living space, perfect for relaxing or entertaining. The modern kitchen/diner provides ample storage and workspace, with access to the rear garden. Upstairs, you'll find three generously sized bedrooms and a family bathroom.

The property also benefits from a private rear garden, ideal for outdoor dining and family activities, along with off-road parking. Conveniently located close to local amenities, schools, and transport links, this home is ready to move into with plenty of potential to make it your own.

### To The Front

Block paved driveway with stone chippings to the side which provides off road parking.

### Entrance Hallway

Double glazed bow window and door to the front elevation, radiator, stairs to first floor and door to lounge.

### Lounge

15' 11" x 10' 11" ( 4.85m x 3.33m )  
Double glazed sliding doors to the rear garden and radiator

### Dining Kitchen

15' 11" x 8' 3" ( 4.85m x 2.51m )  
Beautiful refitted kitchen with a range of wall and base units, worksurfaces with glass splashbacks, inset sink/drain, electric oven, gas hob and cooker hood, spotlights to ceiling

and wood effect flooring. Double glazed window and door to the side elevation, double glazed window to the rear elevation and radiator.

### Landing

Doors to bedrooms and bathroom, loft access.

### Bedroom One

13' 4" x 10' 11" ( 4.06m x 3.33m )  
Double glazed window to the rear elevation and radiator.

### Bedroom Two

11' 6" x 8' 3" ( 3.51m x 2.51m )  
Double glazed window to the front elevation and radiator.

### Bedroom Three

8' 5" x 8' ( 2.57m x 2.44m )  
Double glazed window to the front elevation and radiator.

### Bathroom

Double glazed window to the rear elevation and suite comprising, bath with shower over, feature shower screen, part tiled, wash hand basin, wc, spotlights to ceiling, heated towel rail and wood effect flooring.

### Wc

Separate Wc with double glazed window to the side elevation, suite comprising; vanity wash hand basin with wc and tile panelling to walls with wood effect flooring.

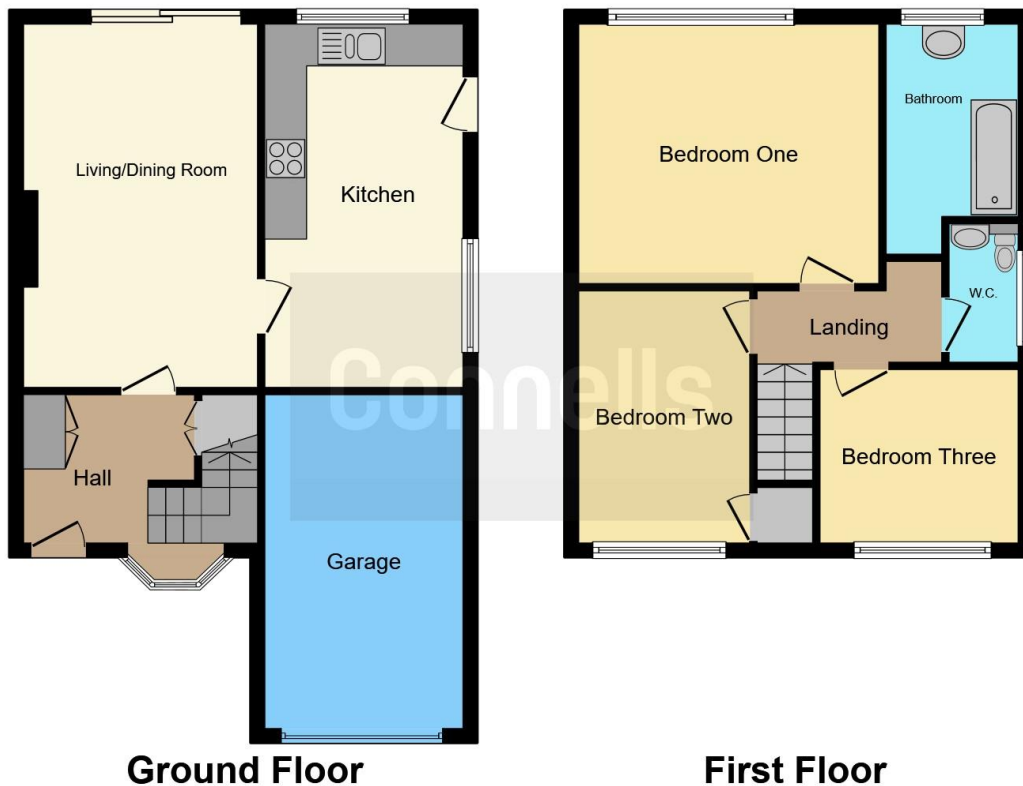
### Garage

Electric garage door into the garage which has power and lights.

## Rear Garden

Block paved patio to the rear leading to the lawn with shrubs surrounding and paving to shed.





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/SBR312777](http://connells.co.uk/Property/SBR312777)**



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: SBR312777 - 0005