



Connells

Dobbins Oak Road
Stourbridge



Property Description

Enjoy countryside views in this beautifully presented three-bedroom semi-detached home. Overlooking open fields, this property boasts a bright and spacious kitchen-diner, perfect for family living and entertaining, along with generously sized bedrooms and a convenient downstairs toilet and utility

Designed with sustainability in mind, the home features an efficient eco heat pump system, offering cost-effective heating all year round.

A perfect blend of space, comfort and modern living ideal for families or anyone looking to enjoy peaceful surroundings with easy access to local amenities.

To The Front

Lawn to the front of the property with various plants and shrubs with steps down to the entrance door and gated access to the side and rear of the property.

Entrance Hallway

Double glazed entrance door to the front elevation, double glazed window to the side elevation, wood effect flooring, doors to kitchen and lounge and stairs to first floor landing.

Lounge

14' x 10' 6" into bay (4.27m x 3.20m into bay)

Double glazed bay window to the front elevation, wood effect flooring and radiator.

Dining Kitchen

17' 4" x 12' 6" max (5.28m x 3.81m max)

Beautiful refitted dining kitchen with double glazed french doors leading out to the patio and garden, double glazed window to the rear, a range of wall and base units with worksurfaces, inset sink/drainers with mixer tap, inset oven, electric hob, cooker hood and extractor fan, wood effect flooring and ample

space for dining table and chairs, ideal for entertaining.

Downstairs Wc/Utility

Utility area providing space for washing machine and tumble dryer, double glazed door to the side elevation, double glazed window to the rear elevation and door to useful wc and wash hand basin.

Landing

Stairs lead to the first floor landing with double glazed window to the side elevation, radiator, loft access and doors to bedrooms and family bathroom.

Bedroom One

12' 8" x 12' 6" max (3.86m x 3.81m max)

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

Bedroom Two

12' 5" x 11' max narrowing to 9' 9" min (3.78m x 3.35m max narrowing to 2.97m min)

Double glazed window to the front elevation and radiator.

Bedroom Three

11' max x 7' 11" max (3.35m max x 2.41m max)

Double glazed window to the front elevation and radiator

Bathroom

7' 6" x 6' 1" (2.29m x 1.85m)

Two double glazed windows to the rear elevation, marble panelled walls with suite comprising; L shaped bath with shower over and glass panel, vanity wash hand basin, wc, feature radiator and cushion floor.

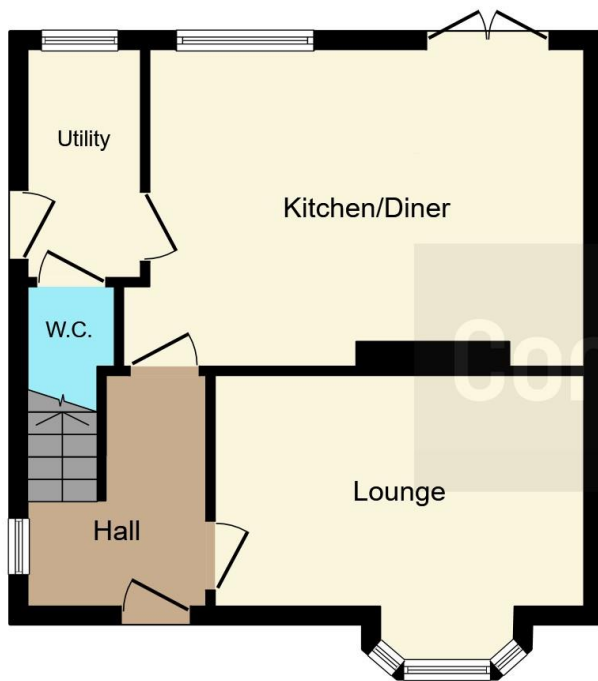
Rear Garden

Newly paved patio with feature wall and steps down to the lawn and gated access to the side of the property.

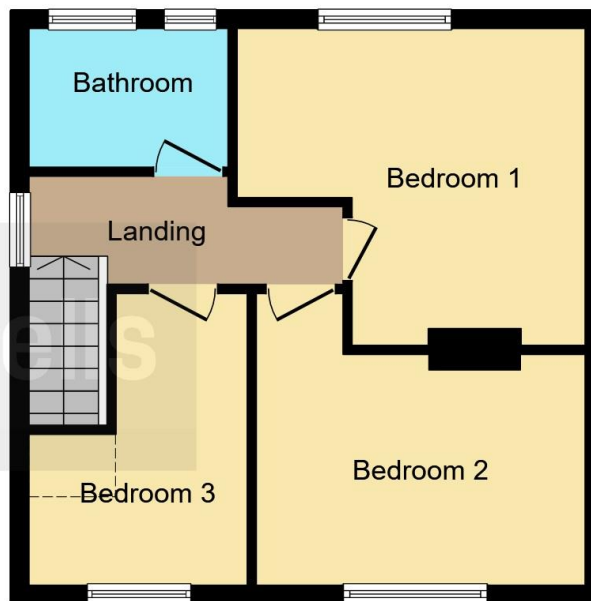
Agents Note

"Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies".





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

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EPC Rating: C

Tenure: Freehold



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