



Connells

Stour Vale Road  
STOURBRIDGE





### Property Description

This stunning two-bedroom semi-detached property is immaculately decorated throughout and perfect for first-time buyers, young families, or anyone looking to move straight in without lifting a finger.

The ground floor offers a bright and stylish open-plan living room and dining area, ideal for relaxing or entertaining. A modern downstairs WC adds convenience, while the sleek interior design gives the home a fresh and contemporary feel.

Upstairs, you'll find two well-proportioned bedrooms and a modern family bathroom.

To the rear, the property boasts a generously sized garden - perfect for summer gatherings, children's play, or simply enjoying some outdoor space.

This home must be viewed to truly appreciate the quality of finish and space on offer.

### To The Front

Small front garden leads to the front door with gated side access

### Entrance Hallway

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

### Wc

Double glazed window to the side elevation, tiled floor, extractor fan, wash hand basin and wc.

### Lounge

13' 1" x 9' 8" ( 3.99m x 2.95m )  
Double glazed bay window to the front elevation, custom fitted bi fold shutters, wood effect flooring and radiator.

### Dining Room

10' 8" x 9' 7" ( 3.25m x 2.92m )  
Double glazed window to the rear elevation, wood effect flooring and radiator

### Kitchen

12' 7" x 5' 6" ( 3.84m x 1.68m )  
Double glazed door to the side elevation, double glazed window to the rear elevation, wall and base units with worksurfaces and inset sink drainer. splashback tiling, electric hob, cooker hood with extractor and tiled flooring, radiator.

### Utility Room

6' 6" max x 6' 2" ( 1.98m max x 1.88m )  
Double glazed window to the side elevation, worksurface and splashback tiling, tiled floor and radiator.

## Landing

### Bedroom One

16' 4" max x 10' 3" min ( 4.98m max x 3.12m min )

Double glazed window to the front elevation and radiator

### Bedroom Two

10' 10" x 9' 11" ( 3.30m x 3.02m )

Double glazed window to the rear elevation, radiator and access to loft.

## Bathroom

Double glazed window to the rear elevation and suite comprising; bath with shower over, wash hand basin, wc, extractor fan and radiator. Fully tiled.

## Rear Garden

Paved patio area with steps down to large rear garden. Underhouse storage.







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: Awaited**

**view this property online [connells.co.uk/Property/SBR312778](http://connells.co.uk/Property/SBR312778)**



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: SBR312778 - 0006