



Connells

Acorn Grove
Stourbridge

Acorn Grove Stourbridge DY8 4XJ

for sale offers over
£315,000



Property Description

This generously sized 4-bedroom semi-detached property offers versatile living space ideal for growing families or those in need of a home office. Featuring a spacious open-plan living/dining room, the home provides an excellent space for both everyday living and entertaining. A separate kitchen adds practicality, while the dedicated study offers the perfect spot for working from home.

Upstairs, four well-sized bedrooms and a family shower room and separate WC provides ample accommodation. The property also benefits from a private garage and off road driveway parking.

Set in a convenient residential location, close to local amenities, schools, and transport links, this home is ideal for those seeking space, flexibility, and comfort.

To The Front

Block paved driveway with stone chippings leads to the front of the property which provides off road parking

Entrance Hallway

Double glazed entrance door to the front elevation, radiator and doors to;

Downstairs Wc

Vanity wash hand basin, wc and spotlights to ceiling, tiling and wood effect flooring.

Study

8' x 5' (2.44m x 1.52m)
Double glazed window to the front elevation and wood effect flooring.

Lounge

17' 11" x 15' 6" (5.46m x 4.72m)
Stairs to first floor landing, double glazed

sliding doors to the rear elevation, feature radiator and wood effect flooring.

Dining Room

13' 8" x 8' 6" (4.17m x 2.59m)
Double glazed sliding doors to the rear elevation, feature radiator and wood effect flooring.

Kitchen

11' 1" x 9' 10" (3.38m x 3.00m)
Double glazed window to the front elevation, a range of wall and base units, worksurfaces with tiled splashbacks, inset sink/drain, integrated dishwasher, fridge and oven, gas hob and wood effect flooring.

Landing

Doors to bedrooms and bathroom.

Bedroom One

12' into wardrobes x 10' 4" (3.66m into wardrobes x 3.15m)
Double glazed window to the rear elevation, wood effect flooring and radiator.

Bedroom Two

18' 3" into wardrobes x 8' 7" (5.56m into wardrobes x 2.62m)
Double glazed window to the rear elevation and two double glazed windows to the side elevation, built in wardrobes leading to further storage area, feature radiator and wood effect flooring.

Bedroom Three

12' x 8' 6" (3.66m x 2.59m)
Double glazed window to the front elevation, wood effect flooring and radiator.

Bedroom Four

7' 5" x 5' 8" (2.26m x 1.73m)

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

Shower Room

Double glazed window to the front elevation, fully tiled with suite comprising; walk in shower, vanity wash hand basin, spotlights to ceiling, extractor fan and wood effect flooring

Separate Wc

Spotlights to ceiling, wc, basin, tiled with extractor fan and wood effect flooring.

Rear Garden

Paved rear garden with various plants and shrubs

Garage

Up and over door leads into the garage. Lights and power.





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

To view this property please contact Connells on

T 01384 374 545
E stourbridge@connells.co.uk

11B St. Johns Road
 STOURBRIDGE DY8 1EJ

EPC Rating: Awaited
 Council Tax Band: C

view this property online connells.co.uk/Property/SBR312791

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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SBR312791 - 0002

