

Property details approval form

22 Vicarage Road, Amblecote, Stourbridge, West Midlands, DY8 4JD

Date: 02 June 2025

Property Ref and Version: SBR312869 - 0003

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Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£325,000

Tenure: Freehold

○ Key Features

- > Energy Rating: Awaited
- > DETACHED PROPERTY
- > IDEAL FAMILY HOME
- > EXPANSIVE REAR GARDEN
- > LARGE DRIVEWAY TO FRONT
- > EXCELLENT SCHOOLS ON YOUR DOORSTEP
- > SPACIOUS ACCOMMODATION

○ Short Description

Connells is proud to present this well-presented three-bedroom 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.

○ Long Description

Charming 3-Bedroom Detached Home Near Corbett Hospital, Stourbridge.

Nestled in a highly sought-after area close to Corbett Hospital, this 3 bedroom detached house offers the perfect blend of space, comfort, and convenience. ideal for families or those seeking extra room to grow, the property boasts a large driveway, generous garden and attached garage.

Located close to local amenities, schools, and transport links, this home is a fantastic opportunity. Book your viewing today!

○ Directions

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○ **Agents Note**

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○ Room Description

To The Front

Tarmac driveway to the front of the property providing off road parking and side access to the rear garden.

Entrance Porch

Double glazed door to the front elevation, double glazed window to the side elevation, tiled flooring and door to;

Entrance Hallway

Double glazed door to the front elevation, stairs to first floor landing, radiator and understairs cupboard housing meters and double glazed window to the side elevation.

Wc/ Cloakroom

Fully tiled with window to the side elevation, Wc and basin.

Utility Room

Double glazed window to the side elevation

Lounge

22' 9" x 13' 11" (6.93m x 4.24m)

Double glazed bay window to the front elevation, wooden beams to the ceiling, two radiators and double doors into the dining room.

Dining Room

9' 11" x 8' 1" (3.02m x 2.46m)

Double glazed french doors to the rear garden and radiator.

Kitchen

14' 10" x 14' 6" (4.52m x 4.42m)

Double glazed window to the rear elevation, wall and base units, worksurfaces with tiled splashbacks, inset sink/drainers, integrated oven, gas hob, cooker hood and tiled floor.

Landing

Double glazed windows to the front and side elevation and doors to bedrooms and bathroom.

Bedroom One

10' 10" x 10' 4" (3.30m x 3.15m)

Double glazed window to the rear elevation and radiator.

Bedroom Two

11' 1" x 9' 11" (3.38m x 3.02m)

Double glazed window to the front elevation and radiator.

Bedroom Three

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○ Room Description

7' 11" x 7' 5" (2.41m x 2.26m)

Double glazed window to the rear elevation and radiator.

Shower Room

Double glazed window to the rear elevation, fully tiled with suite comprising; shower, vanity wash hand basin, wc and heated towel rail, loft access.

Rear Garden

Paved patio area leading to a large lawn with planted borders and fish pond leading to wooded area

Garage

35' 11" x 8' 8" (10.95m x 2.64m)

Up and over garage door leads into the garage which has power and lighting.

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○ Floor Plan



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

○ Approval

Signature		Date
Sean Speed	Sean speed	2/6/25
Mr N. Cookson		