



Connells

Collett Close
Stourbridge



Property Description

Nestled in a popular residential area, this three-bedroom property presents a fantastic opportunity for buyers looking to add their own touch. With off-road parking, a private rear garden, and a well-proportioned interior layout, the home offers plenty of scope for improvement and personalisation.

The ground floor features a spacious living room, a fitted kitchen, and a convenient downstairs WC. Upstairs, you'll find three well-sized bedrooms, offering ample space for families or those seeking extra room to work from home.

While the property would benefit from some modernisation, it provides a solid foundation and an ideal blank canvas to create your dream home or investment project.

Don't miss this excellent opportunity to put your stamp on a well-located home with great potential.

Agents Note; We may not have all material information relating to this property which is sold as seen. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

To The Front

Tarmac driveway to front providing off road parking with stone chippings to side.

Entrance Porch

Double glazed door to the side elevation and window to the front, access to front door.

Hallway

Double glazed door to the front elevation, stairs to first floor landing,, radiator and doors to;

Wc

Double glazed window, wash hand basin and wc.

Lounge

15' 6" x 11' 8" (4.72m x 3.56m)
Double glazed window and door to the rear elevation and radiator.

Kitchen

17' 1" x 9' 2" (5.21m x 2.79m)
Double glazed window to the front elevation, wall and base units, worksurface with inset sink/drain, tiled floor and radiator.

Bedroom One

16' max x 9' 2" max (4.88m max x 2.79m max)
Double glazed window to the front elevation, wood effect flooring and radiator.

Bedroom Two

15' max x 8' 6" (4.57m max x 2.59m)
Double glazed window to the rear elevation and radiator

Bedroom Three

9' 11" x 6' 10" (3.02m x 2.08m)
Double glazed window to the rear elevation, wood effect flooring and radiator

Bathroom

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

Rear Garden

Paved patio to the rear elevation leading to stone chipped area with garden shed and gate which leads out to a wooded area.

Agents Note

Agents Note; It is our understanding that the property is not yet registered at Land Registry and that this will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly.

Service/Maintenance Charge

Service charges apply to this property. Please enquire with the branch where they would be happy to check what is included in the service charge.





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: C Council Tax
 Band: B

view this property online connells.co.uk/Property/SBR312805

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: SBR312805 - 0014