



Connells

Braemar Avenue
Stourbridge



Property Description

Welcome to this fantastic three-bedroom semi-detached home, offering generous living space and a range of desirable features. Ideal for families, first-time buyers or those looking to upsize, the property features a bright and spacious lounge, a lovely kitchen with separate dining area, and a generously sized rear garden-perfect for entertaining or relaxing in the warmer months.

To The Front

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

Entrance Hall

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

Shower Room

Double glazed window to the rear elevation, part tiled with suite comprising; shower cubicle with electric shower, wash hand basin, wc and radiator.

Lounge

15' 10" x 12' 8" (4.83m x 3.86m)
Double glazed bay window to the front elevation, feature fireplace with gas fire, double glazed window to the side elevation and radiator.

Dining Room

23' 7" x 9' (7.19m x 2.74m)
Two double glazed windows to the rear elevation and two radiators.

Kitchen

13' 2" x 9' 2" (4.01m x 2.79m)
Double glazed windows to the side and rear elevation, a range of wall and base units,

worksurface with splashback tiling, integrated oven, hob and cooker hood.

Utility Room

6' 3" x 3' 4" (1.91m x 1.02m)
Double glazed door to the side elevation.

Landing

Doors to bedrooms and bathroom, pull down ladder giving access to loft which is part boarded with light.

Bedroom One

10' 5" x 9' 3" (3.17m x 2.82m)
Double glazed windows to the front and side elevation, built in wardrobe and radiator.

Bedroom Two

10' 6" x 9' 9" (3.20m x 2.97m)
Double glazed window to the rear elevation and radiator.

Bedroom Three

7' 7" x 6' 5" (2.31m x 1.96m)
Double glazed window to the front elevation.

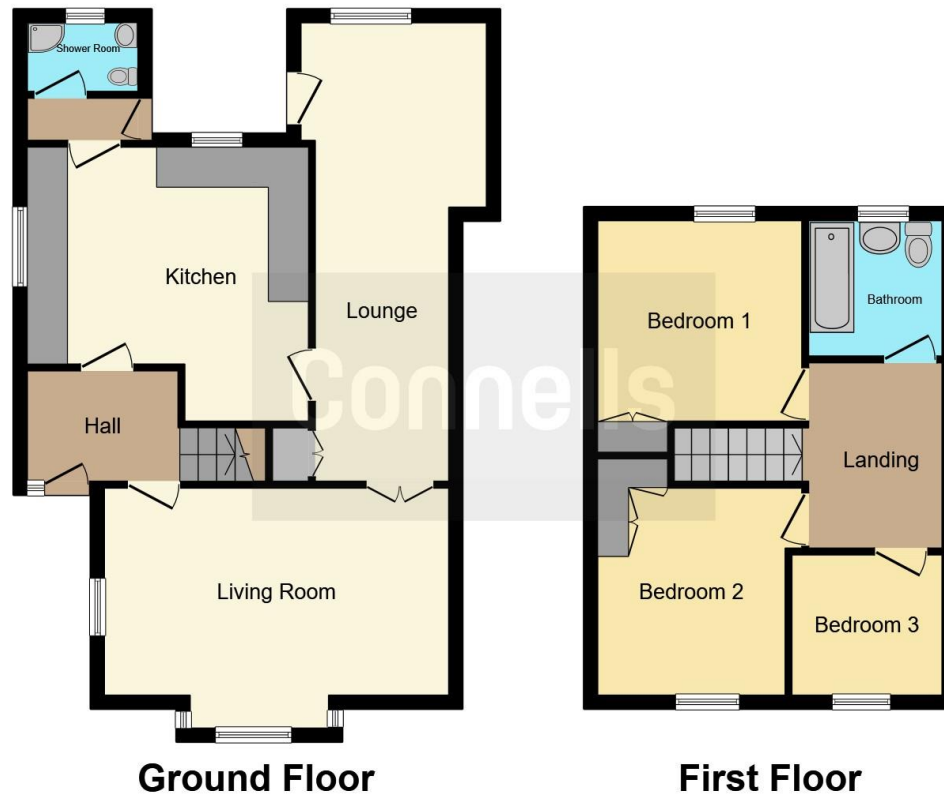
Bathroom

Double glazed window to the rear elevation, suite comprising; bath with shower over, wash hand basin, wc with tiled splashbacks.

Rear Garden

Paved patio to the rear of the property leading to the lawn and garden shed.





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: Awaited
 Council Tax Band: C

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Tenure: Freehold



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