



Connells

Blenheim Road
Kingswinford



Property Description

A THREE BEDROOM SEMI DETACHED PROPERTY IN A SOUGHT AFTER LOCATION Briefly comprising; Driveway providing off road parking, Entrance hallway, guest Wc, utility room, storage area, spacious lounge diner, generous kitchen, three bedrooms and family bathroom, gardens to the rear.

To The Front

Block paved driveway to the front of the property providing off road parking and leading to the entrance door.

Entrance Hallway

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

Lounge/Diner

24' 7" x 12' 5" max narrowing to 7' 10" min (7.49m x 3.78m max narrowing to 2.39m min) Double glazed window to the front elevation, two radiators, living flame gas fire and double glazed french doors to the rear elevation.

Kitchen

14' 4" x 8' 7" (4.37m x 2.62m) Double glazed window and door to the rear elevation, a range of wall and base units with single drainer sink, integrated fridge, dishwasher, double electric oven, gas hob, cooker hood, underfloor heating and door to;

Utility Room

Plumbing for washing machine and door to;

Wc

Low level Wc with a vanity wash hand basin.

Storage

9' 6" x 6' 4" (2.90m x 1.93m)

Landing

Double glazed window to the side elevation, loft access, storage cupboard housing central heating boiler and doors to;

Bedroom One

12' 10" x 9' 3" (3.91m x 2.82m)

Double glazed window to the front elevation and radiator.

Bedroom Two

11' 5" x 7' (3.48m x 2.13m)

Double glazed window to the rear elevation, radiator and storage cupboard.

Bedroom Three

6' 10" x 5' 11" (2.08m x 1.80m)

Double glazed window to the front elevation and radiator.

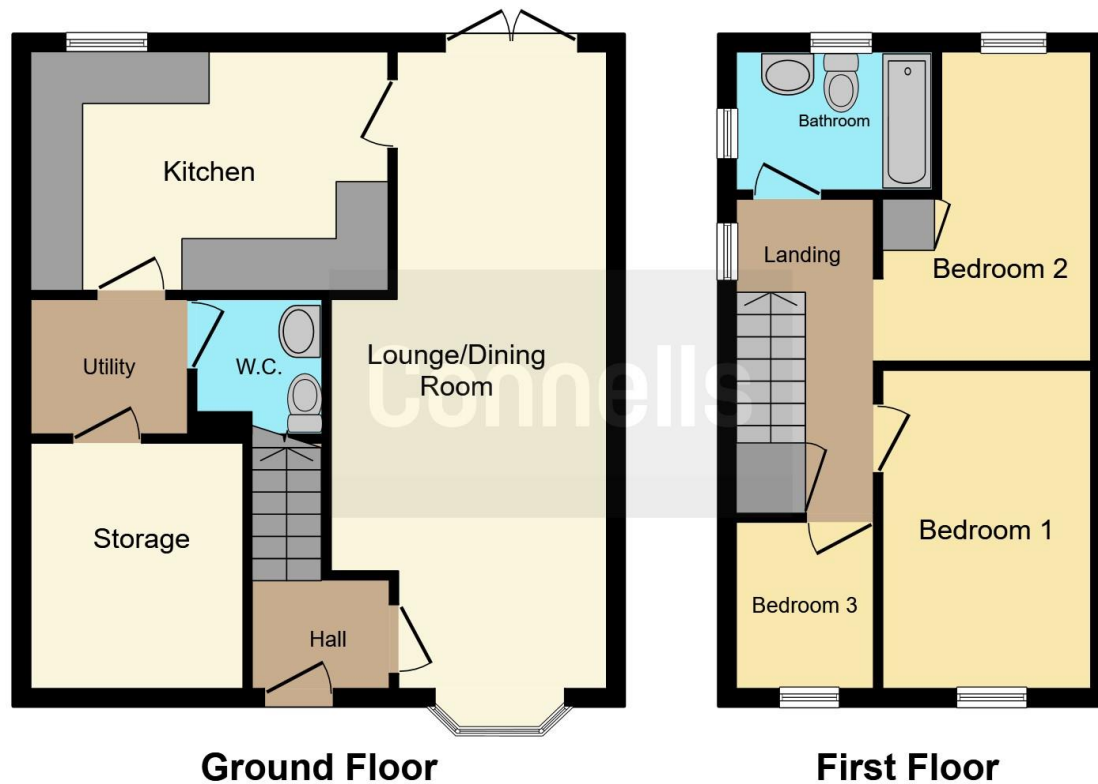
Bathroom

Double glazed windows to the side and rear elevation, suite comprising; bath with over bath mixer shower, vanity wash hand basin, low level wc and heated towel rail.

Rear Garden

Decked patio leading to the lawn with two further block paved patio areas and planted borders.





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/SBR313073



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: SBR313073 - 0003