



Connells

Hill Street
Lye Stourbridge

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Lye Stourbridge DY9 8TN

for sale offers over
£180,000



Property Description

A GREAT OPPORTUNITY TO PURCHASE A SPACIOUS, MODERN THREE BEDROOM TOWNHOUSE CLOSE TO LOCAL SCHOOLS, HIGH STREET & SHOPS. THIS PROPERTY HAS LOTS OF POTENTIAL WITH ITS SECOND FLOOR MASTER BEDROOM WITH ENSUITE.

To The Front

Communal parking area with a path to the front door and access to the rear garden.

Entrance Hall

Doors to Kitchen, WC & Lounge with stairs leading to the first floor landing.

Kitchen

11' 6" x 8' 9" (3.51m x 2.67m)

Double glazing to the front, wall/base units, sink/drainers with gas hob, electric oven and cooker hood.

Cloakroom/wc

Includes WC and wash hand basin with splash tiling.

Lounge

10' 5" x 12' 1" (3.17m x 3.68m)

Includes a double glazed patio door leading to the rear garden with wood effect flooring and feature fireplace.

First Floor Landing

Doors leading to Bedroom two, Bedroom three and the Bathroom. With stairs leading to the master bedroom with Ensuite.

Bedroom Two

10' x 12' 1" (3.05m x 3.68m)

Double glazing to the rear with radiator.

Bedroom Three

7' 3" x 12' 1" (2.21m x 3.68m)

Double glazing to the front with radiator

Bathroom

Includes WC, wash hand basin, bath and radiator with spot lights, splash tiling and lino flooring.

Master Bedroom

11' 11" x 12' 1" MAX (3.63m x 3.68m MAX)

Double glazing to the front with radiator.

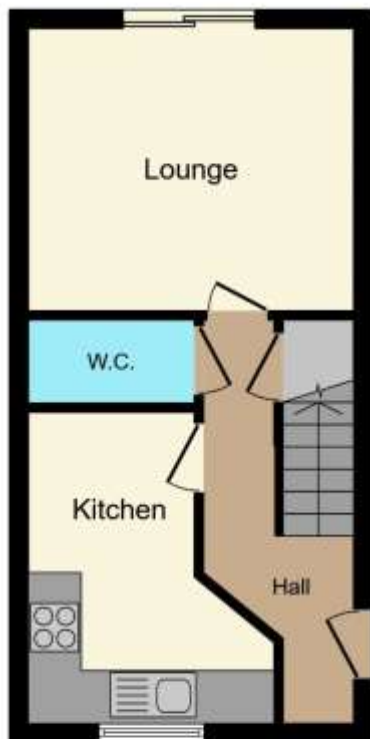
Ensuite

Skylight to the rear with shower cubicle, WC, wash hand basin.

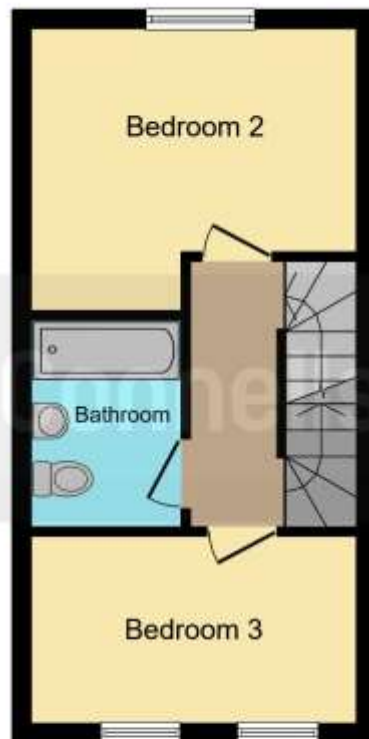
Rear Garden

Patio with side access to the side elevation with slate section leading to lawned area.

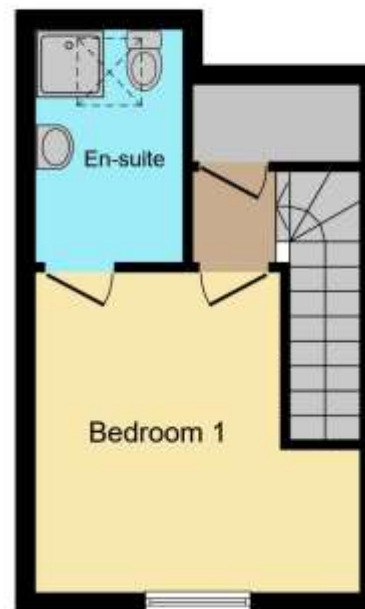




Ground Floor



First Floor



Second Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

view this property online [connells.co.uk/Property/SBR310872](https://www.connells.co.uk/Property/SBR310872)



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.

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