



Connells

Park Street  
Stourbridge



# Park Street Stourbridge DY8 1BY

for sale  
**£240,000**



## Property Description

Park Street is a cul-de-sac near Stourbridge town centre. The attractive Mary Stevens Park is also very nearby.

## Entrance Hallway

Entrance door to the front elevation, quarry tiles, radiator and doors to;

## Front Reception Room

11' 10" x 10' 6" ( 3.61m x 3.20m )

Double glazed window to the front elevation, feature fireplace and radiator. Exposed floorboards.

## Rear Reception Room

14' 5" x 10' 10" ( 4.39m x 3.30m )

Double glazed window to the rear elevation, wood effect flooring and radiator.

## Kitchen

11' 9" x 5' 11" ( 3.58m x 1.80m )

Double glazed windows to the rear and side elevation, a range of wall and base units, worktops with inset "Belfast" sink, "Ideal" combination boiler installed approx Jan 2024 and regularly serviced, electric oven and gas hob.

## Cellar

13' 9" x 12' 9" ( 4.19m x 3.89m )

## Landing

Doors to bedrooms and bathroom.

## Bedroom One

14' 5" recess x 11' 10" ( 4.39m recess x 3.61m )

Double glazed window to the front elevation, fitted wardrobe, exposed floorboards and radiator. Exposed floorboards.

## Bedroom Two

11' x 7' 8" ( 3.35m x 2.34m )

Double glazed window to the rear elevation, fitted wardrobe and radiator. Exposed floorboards.

## Bathroom

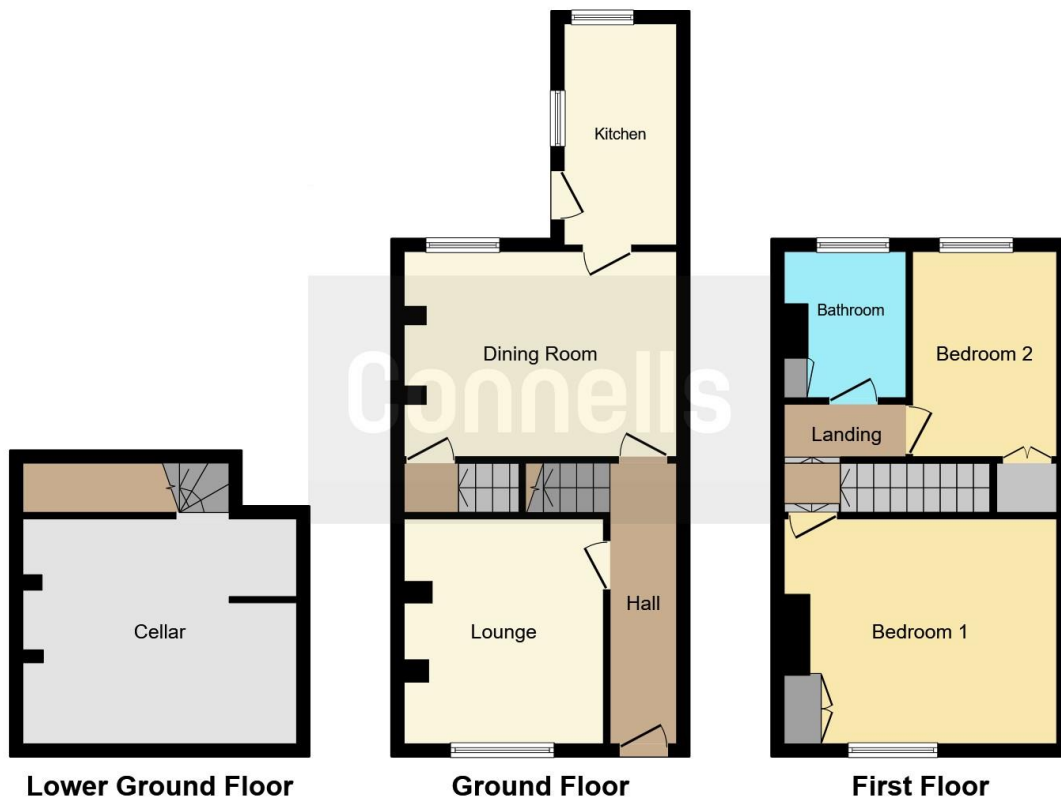
Double glazed window to the rear and suite comprising; bath with shower tap, wash hand basin, wc and radiator rail.

## Rear Garden

Fully enclosed rear garden with elevated views to the rear comprising of a paved patio and gravel garden.







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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01384 374 545**  
**E [stourbridge@connells.co.uk](mailto:stourbridge@connells.co.uk)**

11B St. Johns Road  
 STOURBRIDGE DY8 1EJ

EPC Rating: D Council Tax  
 Band: B

**view this property online [connells.co.uk/Property/SBR313131](http://connells.co.uk/Property/SBR313131)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SBR313131 - 0006