



Connells

The Poplars
Wordsley Stourbridge

The Poplars

Wordsley Stourbridge DY8 5SN

for sale offers over
£260,000



Property Description

The Poplars is a lovely road which becomes a cul-de-sac where this property is situated. It can be accessed off Swan Lane or Dock Road.

To The Front

Block paved driveway with pebbled area to the front and side access to the rear garden.

Entrance Hallway

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

Shower Room

Suite comprising; shower cubicle, wash hand basin and wc.

Lounge

20' x 9' 8" max narrowing to 8' 7" min (6.10m x 2.95m max narrowing to 2.62m min)
Double glazed windows to the rear and side elevation, fireplace and radiator.

Dining Room

13' 10" x 7' 9" (4.22m x 2.36m)
Double glazed bay window to the front elevation and radiator

Reception Room 3/Bedroom

9' 10" x 8' 10" (3.00m x 2.69m)
Can be used as a bedroom or 3rd reception room, radiator.

Kitchen

11' x 8' 2" (3.35m x 2.49m)
Double glazed window and door to the side elevation, further double glazed window to the rear elevation, wall and base units, worktops with one and a half bowl sink/drainers, electric oven, hob and extractor fan.

Landing

Double glazed window to the front elevation, airing cupboard and doors to bedrooms and bathroom.

Bedroom One

11' 3" x 9' 7" (3.43m x 2.92m)

Double glazed window to the rear elevation and radiator.

Bedroom Two

14' x 8' 8" (4.27m x 2.64m)

Double glazed window to the rear elevation and radiator.

Bedroom Three

10' 7" x 8' (3.23m x 2.44m)

Double glazed window to the front elevation and radiator.

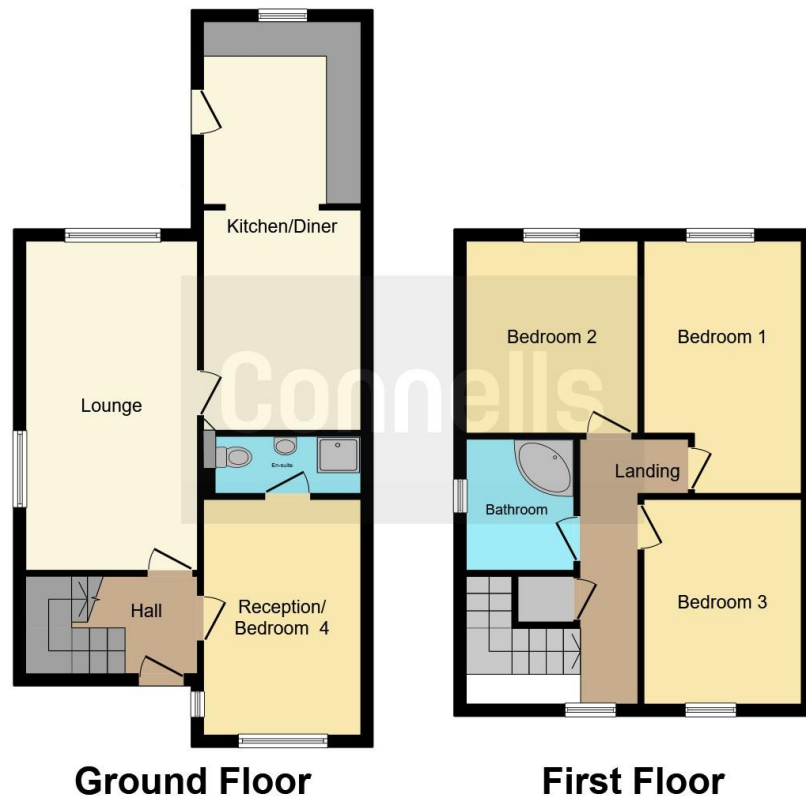
Bathroom

Two double glazed windows to the side elevation, suite comprising shower cubicle, wash hand basin, wc radiator rail and access to the loft.

Rear Garden

A paved patio leads to the astroturf lawn which is bordered with plants and shrubs, 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

To view this property please contact Connells on

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11B St. Johns Road
 STOURBRIDGE DY8 1EJ

EPC Rating: C

Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SBR313142

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Sep 1973. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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Property Ref: SBR313142 - 0018

