

The image shows the exterior of a building named 'Larch House'. The building has a modern, industrial aesthetic with a dark grey facade and large windows. A prominent black sign with white lettering reads 'Larch House' above the entrance. The entrance features a set of concrete steps leading up to a glass door. To the right of the door, there are several windows with dark frames. The building is situated on a street with a parking area in the foreground, indicated by white lines on the asphalt. The sky is overcast, and the overall lighting is somewhat dim, suggesting an overcast day.

Larch House

Connells

Larch House High Street
Kingswinford



Property Description

A FANTASTIC OPPORTUNITY TO PURCHASE AN IDEAL FIRST PROPERTY OR BUY TO LET WITH A POTENTIAL TENANT IN SITU. LOCATED CLOSE TO KINGSWINFORD HIGH STREET WITH GREAT TRANSPORT LINKS AND AN ALLOCATED PARKING SPACE, WITH A SPACIOUS LIVING SPACE.

Lounge/kitchen

19' x 9' 9" (5.79m x 2.97m)

Door from the hallway into the lounge with windows to the rear double glazed, spotlights, storage heater, sink & drainer, wall & base units, electric hob and oven

Bedroom

15' 4" x 8' 10" (4.67m x 2.69m)

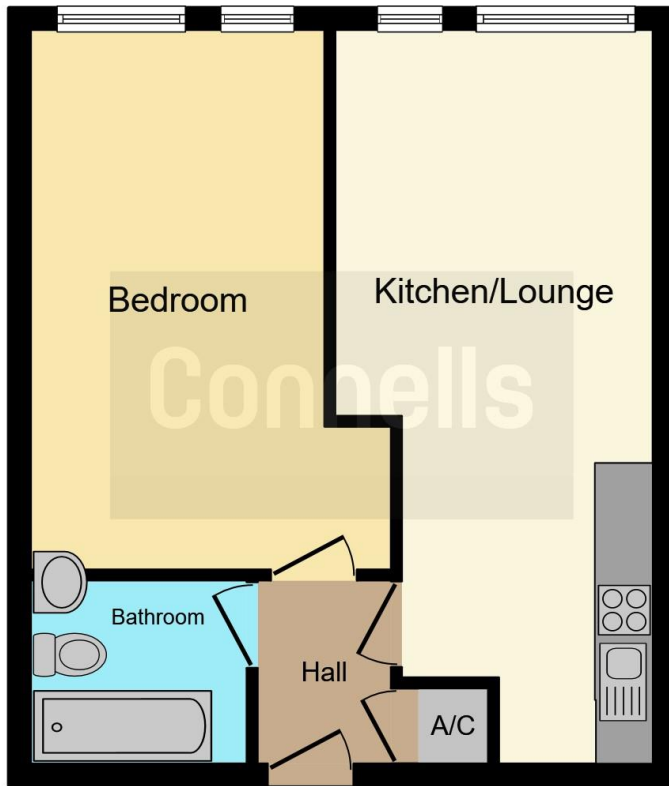
Door to hallway with windows to the rear double glazed & storage heater

Bathroom

Part tiling, laminate style flooring, WC, wash hand basin, towel rail, extractor fan, spotlights and shower over bath.







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.

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EPC Rating: C

view this property online [connells.co.uk/Property/SBR310381](https://www.connells.co.uk/Property/SBR310381)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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Tenure: Leasehold



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