



Connells

Joyberry Drive
Stourbridge

Joyberry Drive Stourbridge DY8 2EF

for sale offers over
£460,000



Property Description

Situated on an enviable corner plot, this impressive four-bedroom link-detached home offers spacious and versatile living, perfect for growing families. Boasting a modern open-plan kitchen/diner, a study, a utility room, a garage, and a large rear garden, this property provides both comfort and functionality.

The ground floor features a bright and airy living room, complemented by the stylish open-plan kitchen/diner, ideal for entertaining. A separate study provides the perfect home office or playroom, while the utility room adds extra convenience.

Upstairs, there are four well-proportioned bedrooms, including a generous master bedroom with an en suite and further a modern family bathroom completes the first floor.

Externally, the home benefits from a large rear garden, ideal for families and outdoor entertaining. Off-road parking and a garage complete this fantastic home.

Located in a desirable area close to local amenities, schools, and transport links, this stunning property must be viewed to be fully appreciated!

To The Front

Tarmac driveway to the front of the property providing off road parking with pathway around to side gate giving access to the rear garden and lawn to the side.

Entrance Hallway

Double glazed windows and door to the front elevation, wood effect flooring, radiator, stairs to first floor landing and doors to;

Cloakroom/Wc

Double glazed window to the front elevation, wash hand basin, wc and wood effect flooring.

Study

13' 11" x 7' 9" (4.24m x 2.36m)
Velux window and wood effect flooring

Lounge

16' 2" max narrowing to 10' 10" min x 13' 8" (4.93m max narrowing to 3.30m min x 4.17m)
Double glazed bow window to the front elevation and radiator.

Dining Room

16' 2" x 8' 8" (4.93m x 2.64m)
Double glazed windows and french doors to the rear elevation, wood effect flooring and radiator.

Kitchen/Diner

11' 10" x 10' (3.61m x 3.05m)
Double glazed window to the rear elevation, fitted kitchen with a range of wall and base units, worksurface with splashback tiling, inset sink/drain, double oven, electric hob and extractor hood, integrated fridge freezer, and dishwasher, wood effect flooring and radiator.

Utility Room

9' x 5' 5" (2.74m x 1.65m)
Double glazed window to the rear elevation, base units with inset sink and drainer, part tiled.

Landing

Double glazed window to the side elevation, radiator and doors to bedrooms and family bathroom

Bedroom One

11' 4" x 9' 9" (3.45m x 2.97m)
Double glazed window to the front

elevation, radiator and door to ensuite.

Ensuite

Double glazed window to the front elevation, fully tiled with suite comprising, shower cubicle, extractor fan, wash hand basin, wc and heated towel radiator.

Bedroom Two

13' 4" x 10' 11" (4.06m x 3.33m)

Double glazed window to the rear elevation and radiator.

Bedroom Three

10' 11" x 6' 4" (3.33m x 1.93m)

Double glazed window to the rear elevation and radiator.

Bedroom Four

10' 11" x 6' 3" (3.33m x 1.91m)

Double glazed window to the rear elevation and radiator.

Family Bathroom

Double glazed window to the front elevation, fully tiled with suite comprising; bath with shower over, wash hand basin, wc and heated towel radiator.

Rear Garden

Paved patio to the rear and side elevations and steps to the lawn with various plants and shrubs.

Garage

16' 9" x 8' (5.11m x 2.44m)

Roll up garage door to the garage which has power and lights.





Ground Floor



First Floor

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: C

view this property online connells.co.uk/Property/SBR312654



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: SBR312654 - 0003