



**Collis Street, Stourbridge, DY8 4EA**

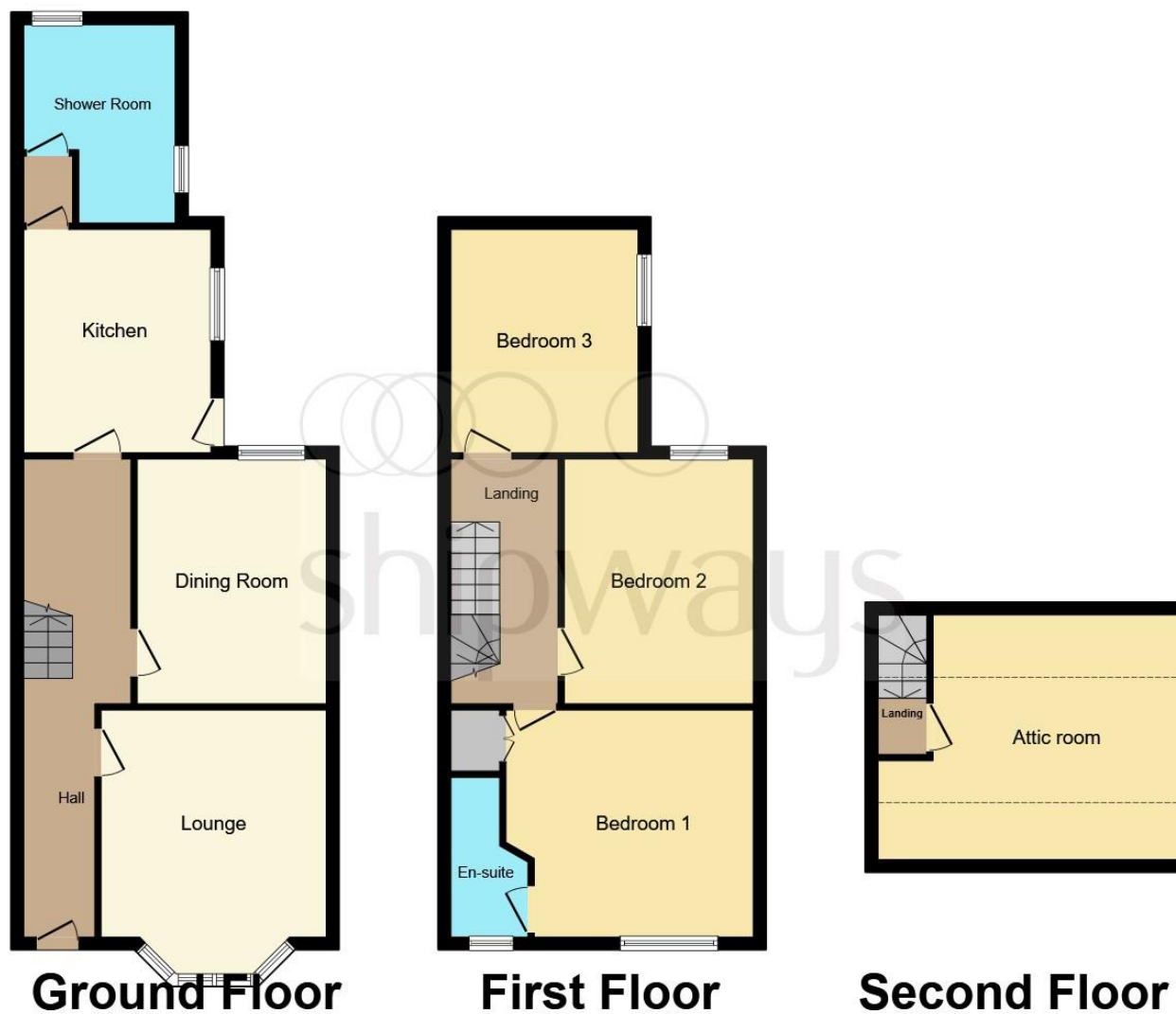


**welcome to**

**Collis Street, Stourbridge**

\*\*\*\*THREE DOUBLE BEDROOMS\*\*\*\*DETACHED PROPERTY\*\*\*\*POPULAR AND CONVENIENT LOCATION\*\*\*\*IMMACULATELY PRESENTED\*\*\*\*THREE STOREY\*\*\*\*DOWNSTAIRS SHOWER ROOM\*\*\*TWO RECEPTION ROOMS\*\*\*\*VIEWINGS ADVISED\*\*\*\*





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)

## Agent Note

The Council Tax Band is B.

## Approach

Having Street parking, gate to front and low wall surround the frontage. Step up to front door.

## Entrance Hallway

Having front facing door, ceiling light connections, central heating radiator hatch door leading to cellar, real oak flooring stairs to first floor.

## Lounge

13' 10" into bay x 11' 10" max ( 4.22m into bay x 3.61m max )

Having front facing double glazed bay window, ceiling light connection, central heating radiator and real oak flooring.

## Dining Room

12' 10" max x 9' 10" max ( 3.91m max x 3.00m max )

Rear facing double glazed window, ceiling light connection, central heating radiator and real oak flooring.

## Kitchen

12' 9" max x 9' 4" max ( 3.89m max x 2.84m max )

Having a side facing double glazed window, and a range of wall and base units with drawers and work tops over. There is a four ring gas hob with oven beneath and extractor fan over. Having a stainless steel sink and drainer unit with mixer tap over, space for fridge freezer and space and plumbing for washing machine, double glazed door to garden and door to downstairs shower room the floor benefits from having ceramic tiles.

## Downstairs Shower Room

With rear facing and side facing double glazed window, low lever W/C , shower cubicle with glass screen wall mounted vanity unit with recessed wash hand basin and mixer tap over, central heating radiator, ceiling light connection and porcelain tiling to walls.

## Landing

With real oak flooring, central heating radiator, understairs storage, stairs to top level real oak flooring and doors to:-

## Bedroom One

11' 10" max x 10' 9" max ( 3.61m max x 3.28m max )

Having a front facing double glazed window, ceiling light connection, there is a range of fitted wardrobes with hanging rail real oak flooring, central heated radiator and door to en-suite.

## Bedroom Two

12' 10" max x 9' 7" max ( 3.91m max x 2.92m max )

Having a rear facing double glazed window, ceiling light connection, and central heating radiator.

## Bedroom Three

13' 2" max x 9' 9" max ( 4.01m max x 2.97m max )

Having a side facing double glazed window, ceiling light connection and real oak flooring.

## Attic Room

15' 8" max x 15' plus eave storage ( 4.78m max x 4.57m plus eave storage )

Ideal to be used as a guest suite with Velux roof lights, real beams to ceiling, partial restricted height, storage to eaves, ceiling spot light and further ceiling light connection, engineered wood flooring. This room benefits from having a free standing bath, low level W/C and wash hand basin.



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welcome to

## Collis Street, Stourbridge

- DETACHED PROPERTY
- THREE DOUBLE BEDROOMS
- THREE STOREY HOME
- COMPLETELY RENOVATED THROUGHOUT
- REAR GARDEN

Tenure: Freehold EPC Rating: D

offers in excess of

**£300,000**



Please note the marker reflects the postcode not the actual property

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