



**Connells**

Oak Park Road  
Wordsley Stourbridge



## Property Description

OAK PARK ROAD is situated in Wordsley, accessible from Brettell Lane and Brook Street. There is a PRIMARY SCHOOL on your doorstep! GOOD SECONDARY SCHOOLS CLOSE-BY. Both MERRY HILL SHOPPING CENTRE and BRIERLEY HILL high street a short distance away.

## To The Front

Stone chipped driveway to the front of the property providing off road parking and side access to the rear garden and entrance door.

## Entrance Hallway

Entrance door to the side elevation, tiled flooring, stairs to first floor and doors to;

## Lounge

14' 2" x 12' 2" ( 4.32m x 3.71m )

Double glazed bay window to the front elevation, feature fireplace with log burner, wood effect flooring and radiator.

## Open Plan Kitchen Diner

22' 10" x 12' 3" ( 6.96m x 3.73m )

Double glazed french doors to the side elevation, a range of wall and base units with worksurfaces, inset sink, double oven and hob with cooker hood, integrated dishwasher, tiled flooring and two radiators.

## Landing

Loft access, radiator and doors to bedrooms and bathroom.

## Bedroom One

12' 3" x 11' 10" ( 3.73m x 3.61m )

Double glazed window to the front elevation and radiator.

## Bedroom Two

12' 2" x 9' 5" ( 3.71m x 2.87m )

Double glazed window to the rear elevation,

storage cupboard and radiator.

## Bathroom

Double glazed window to the side elevation, tiled walls and wood effect flooring, suite comprising; bath with shower over, wash hand basin, wc and heated towel rail.

## Rear Garden

Patio to the rear leading to the lawn, garden shed and access to the front of the property.





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)

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11B St. Johns Road  
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EPC Rating: D    Council Tax  
 Band: B

Tenure: Freehold

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