



Connells

Stourbridge Road
KIDDERMINSTER

Stourbridge Road KIDDERMINSTER DY10 2QE

for sale offers over
£260,000



Property Description

Three bedroom family home, situated in an ideal location for commuting, with routes offering public transport including the A449 and A456 near-by providing easy access to surrounding areas including Stourbridge, Wolverhampton and Birmingham. Springfield Play Area and the Stack Pools are located near-by, offering a green space for walks, fishing and recreation. On approach, a neat driveway to the front provides off-road parking and access to the garage and rear garden. Stepping inside, a welcoming hallway branches off to the ground floor accommodation including a lounge, dining room and modern fitted kitchen. To the first floor, you will find three good sized bedrooms and a family bathroom. Gas central heating and double glazing throughout. Externally, Stourbridge Road benefits from an enclosed rear garden and detached garage.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Front Elevation

Block paved driveway providing off-road parking for multiple cars and gated access to the garage and rear garden.

Entrance Hall

Welcoming hallway boasting coir matting and wood flooring, built-in storage, door onto ground floor W/C, ceiling light point, panelled

radiator and a double glazed window to the front.

Ground Floor Wc

Lounge

12' 1" x 12' (3.68m x 3.66m)

Offering a full brick chimney breast with open space for a fireplace, wood flooring, ceiling light point, panelled radiator and a double glazed bay window to the front.

Dining Room

11' 8" x 9' 4" (3.56m x 2.84m)

Offering wooden flooring, ceiling light point, panelled radiator and double glazed sliding doors to the rear opening into the garden.

Kitchen

12' x 8' 7" (3.66m x 2.62m)

Modern fitted kitchen offering a range of high gloss wall and base units and ample work surface space. Inset sink and drainer unit, integrated oven and hob and space for a washing machine and tumble dryer. Partially tiled walls, tiled flooring, ceiling light point with additional spotlighting and a double glazed window to the rear.

First Floor Landing

Stairs up from the entrance hall onto the first floor landing with fitted carpet, ceiling light point, loft access and a double glazed window to the side.

Bedroom One

12' 4" x 12' 3" (3.76m x 3.73m)

Double bedroom offering fitted carpet, ceiling light point, panelled radiator and a double glazed window to the front.

Bedroom Two

12' 3" x 9' 4" (3.73m x 2.84m)

Offering fitted carpet, ceiling light point and a double glazed window to the rear.

Bedroom Three

9' 3" x 8' 3" (2.82m x 2.51m)

Offering fitted carpet, ceiling light point and a double glazed window to the rear.

Bathroom

White suite comprising a wash hand basin with storage beneath, low flush WC and a panelled bathtub with a shower over and fitted glass screen. Wooden flooring, partially tiled walls, chrome heated towel rail and a ceiling light point. Double glazed frosted window to the front.

Outside

Rear Garden

Gravelled area to the rear and a lawn with bedding borders. Access to the garage to the side.

Garage

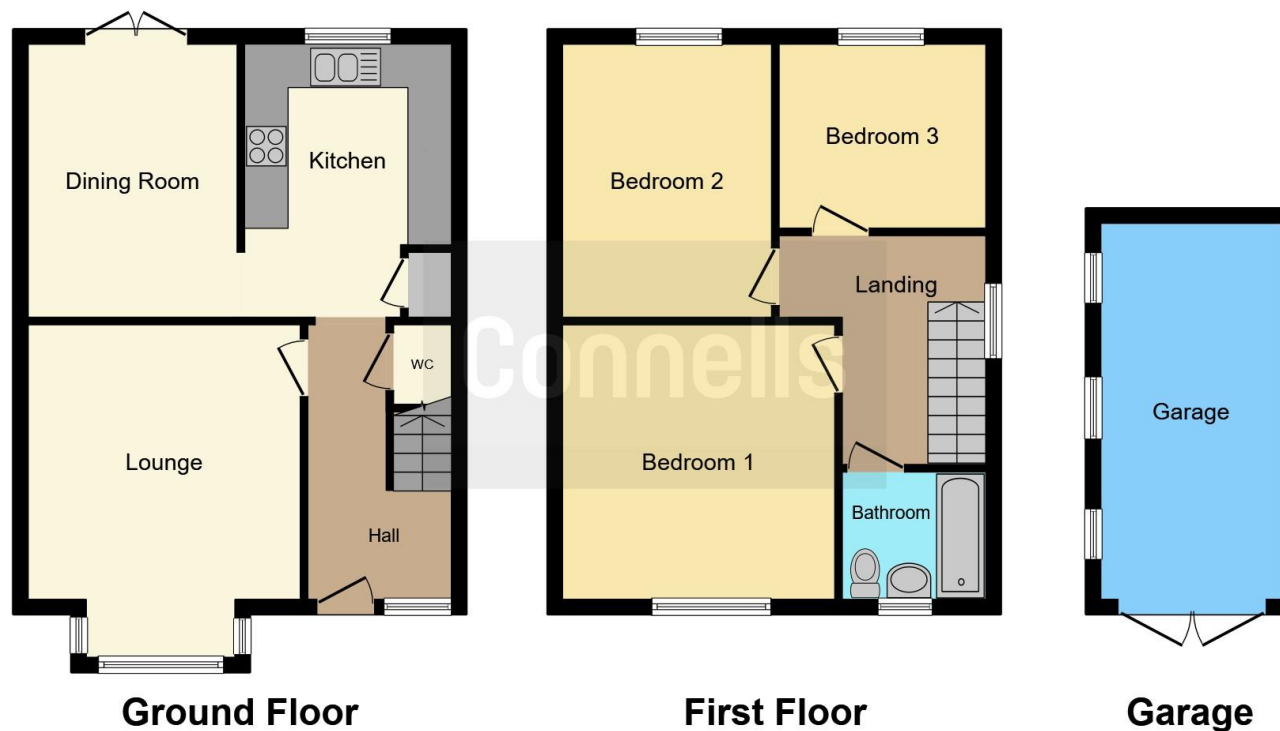
17' x 8' 1" (5.18m x 2.46m)

Great storage space offering power and lighting, accessed via double doors to the front and three glazed windows to the side.









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

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EPC Rating: F Council Tax
 Band: C

Tenure: Freehold

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