



**Connells**

Stamford Road  
Brierley Hill



### Property Description

A GOOD SIZE SEMI DETACHED PROPERTY SITUATED IN A MUCH SOUGHT AFTER LOCATION. IN NEED OF MODERNISING BUT WITH DOUBLE GLAZING & GAS CENTRAL HEATING SYSTEM. REAR DRIVEWAY & GARAGE. SITUATED ON A WIDE PART OF THE ROAD WITH AMPLE STREET PARKING DIRECTLY TO THE FRONT OF THE PROPERTY. NO UPWARD CHAIN DELAY. SITUATED NEAR PETERS HILL SCHOOL AND WITH STOURBRIDGE TOWN CENTRE CLOSE BY.

### To The Front

Lawn to the front of the property with pathway leading to the front door and gated side access to the rear garden.

### Entrance Hallway

Double glazed entrance door with glazed side panels to the front elevation, radiator and stairs to first floor landing.

### Through Lounge/Diner

Double glazed windows to the front and rear elevation and radiators

### Kitchen

Double glazed window and door to the rear elevation, wall and base units with worksurfaces and inset sink and radiator.

### Landing

Double glazed window to the side elevation, loft access and doors to bedrooms and bathroom.

### Bedroom One

Double glazed window to the rear elevation, fitted wardrobes and radiator.

### Bedroom Two

Double glazed window to the front elevation, fitted wardrobes and radiator.

### Bedroom Three

Double glazed window to the front elevation and radiator.

### Bathroom

Double glazed window to the rear elevation, fully tiled with suite comprising; bath, wash hand basin,wc and radiator.

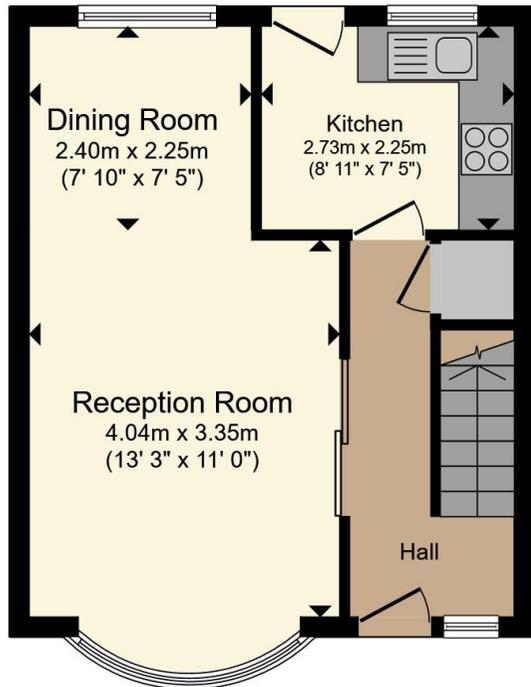
### Rear Garden

Fully enclosed rear garden comprising of a paved patio leading to the rear lawn with flower and shrub borders.

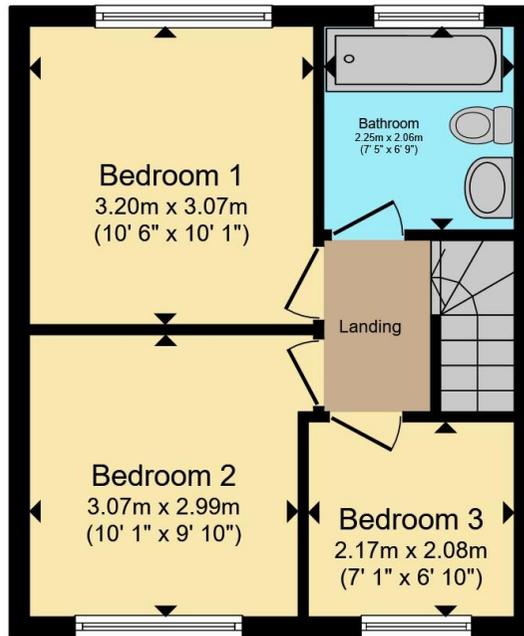
### Garage & Driveway

Situated to the rear of the garden. Gate to rear of garden gives access.





**Ground Floor**



**First Floor**



Total floor area 67.3 m<sup>2</sup> (724 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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EPC Rating: Council Tax  
Awaited Band: B

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Tenure: Freehold



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