



**Connells**

Kinver Street  
Stourbridge



### Property Description

A GOOD SIZE SEMI DETACHED PROPERTY SET BACK FROM THE ROAD ON AN ELEVATED POSITION. AVAILABLE WITH NO UPWARD CHAIN DELAY. A PARTICULAR FEATURE ARE THE ATTRACTIVE VIEWS OVER THE PARK OPPOSITE & THERE ARE CANALSIDE WALKS BEYOND THE PARK.

### Entrance Hall

Double glazed front door and window to side, stairs off to the first floor landing, meter cupboard and door to;

### Lounge/Diner

Double glazed windows to front and rear elevation. Two radiators and fireplace.

### Kitchen

Double glazed window to rear elevation, a range of wall and base units. Work surfaces incorporating stainless steel sink unit, understairs cupboard, provision for domestic appliances and door to;

### Utility

Double glazed window to front elevation, UPVC doors to front and rear elevations. Wall and base units.

### Landing

Double glazed window to side elevation, loft access and doors to;

### Bedroom One

Two double glazed windows to front elevation, radiator and two airing cupboards.

### Bedroom Two

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

### Shower Room

Double glazed window to rear elevation, towel rail radiator, shower cubicle, wash hand basin and low flush wc.

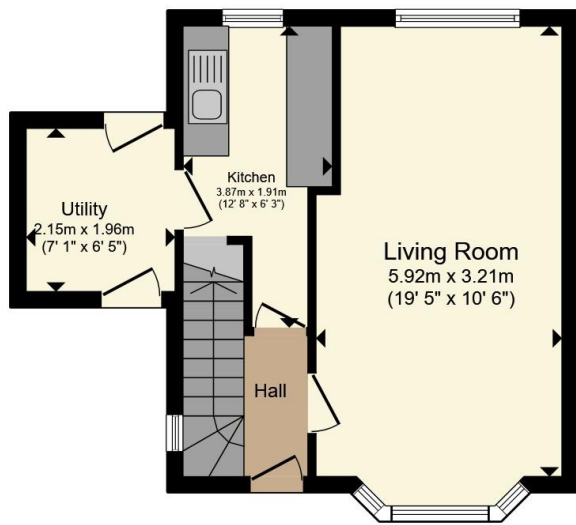
### To The Front

Block paved driveway and steps to side leading to front door.

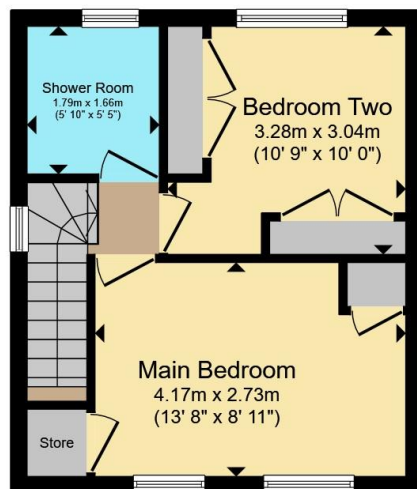
### Rear Garden

Fully enclosed rear garden with lawn and flower and shrub borders.

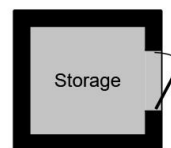




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 66.2 m<sup>2</sup> (713 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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11B St. Johns Road  
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EPC Rating: Council Tax  
 Awaited Band: B

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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.

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