



Connells

Chichester Avenue
Netherton Dudley



Property Description

A TWO BEDROOM END TERRACED HOME IN A POPULAR LOCATION CLOSE TO ALL LOCAL AMENITIES AND TRANSPORT LINKS. IDEAL FOR FIRST TIME BUYERS OR PEOPLE LOOKING TO DOWNSIZE. Briefly comprising;

Entrance porch, lounge, kitchen, two good size bedrooms and refitted bathroom, the rear garden gives access to the fields to the rear of the property.

To The Front

To The front of the property is a pebbled area with shrubs to the side and steps leading to the entrance door.

Entrance Porch

Double glazed front door and double glazed window to the side elevation, door to;

Lounge

16' 6" x 11' 4" (5.03m x 3.45m)

Double glazed window to the front elevation, feature fireplace with electric stove, radiator and stairs to first floor landing.

Kitchen

11' 6" x 7' 11" (3.51m x 2.41m)

Double glazed window and door to the rear elevation, wall and base units with worksurfaces and inset stainless steel sink/drain, gas cooker, space for washing machine, combination boiler and radiator.

Landing

Doors to bedrooms and bathroom.

Bedroom One

11' 4" x 10' 7" (3.45m x 3.23m)

Two double glazed windows to the front elevation and radiator.

Bedroom Two

11' 7" x 7' 11" (3.53m x 2.41m)

Double glazed window to the rear elevation and radiator.

Bathroom

Refitted bathroom suite comprising; bath with shower over, vanity wash hand basin, wc, radiator rail and airing cupboard.

Rear Garden

Fully enclosed rear garden with gate to open fields to the rear, paved patio with steps to the lawn and garden shed.





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

To view this property please contact Connells on

T 01384 374 545
E stourbridge@connells.co.uk

11B St. Johns Road
 STOURBRIDGE DY8 1EJ

view this property online connells.co.uk/Property/SBR313140

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: D Council Tax
 Band: B

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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