



**Connells**

Brook Street  
Wall Heath Kingswinford



### Property Description

AN AMAZING OPPORTUNITY TO PURCHASE A DOUBLE FRONTED SEMI DETACHED PROPERTY IN WALL HEATH VILLAGE AT A GREAT PRICE. IN NEED OF MODERNISATION BUT WITH DOUBLE GLAZING & GAS CENTRAL HEATING SYSTEM. PARTICULARLY SPACIOUS THROUGHOUT. LARGE PLOT WITH DRIVEWAY & DETACHED GARAGE TO SIDE. VILLAGE CENTRE WITH SHOPS, CAFES & PUBS A VERY SHORT DISTANCE AWAY. THERE IS OPEN COUNTRYSIDE JUST PASSED THE VILLAGE MAKING FOR EXCELLENT CYCLES RIDES AND HIKING DIRECTLY FROM YOUR DOORSTEP!

### Hallway

Front door leads to hallway with stairs off to first floor landing, radiator, wood effect laminate flooring and doors to;

### Lounge

Double glazed window to front elevation, two radiators, fireplace and double glazed sliding patio door to rear garden.

### Dining Room

Double glazed window to front elevation, radiator and fireplace.

### Kitchen

Double glazed window to rear elevation, a range of wall and base units. Work surfaces incorporating sink. Integral hob and oven. Provision for further domestic appliances.

### Conservatory

Double glazed with door to rear and utility room.

### Utility Room

Handy utility room.

### First Floor Landing

Double glazed window to rear elevation and doors to:

### Bedroom One

Double glazed windows to front and side elevations. Radiator and fitted wardrobes.

### Bedroom Two

Double glazed window to front elevation and radiator.

### Bedroom Three

Double glazed window to rear elevation and radiator.

### Bathroom

Large bathroom with double glazed windows to rear and side elevations. Radiator, paneled bath, wash hand basin and low flush wc.

### Separate Wc

Double glazed window to rear elevation and low flush wc.

### Driveway

Long driveway to side. Gate to rear garden. Leads to;

### Garage

Up and over garage door. Power and lighting.

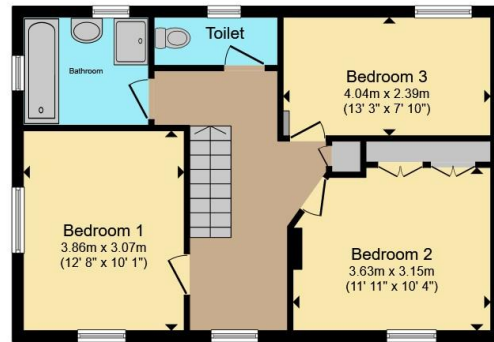
### Rear Garden

Paved patio area leading to lawn with flower and shrub borders

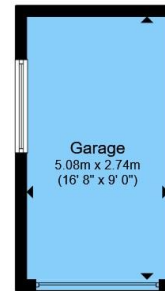




**Ground Floor**



**First Floor**



**Garage**



Total floor area 144.4 m<sup>2</sup> (1,555 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: D Council Tax  
 Band: C

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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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