







### Property Description

A TRADITIONAL MID TERRACE PROPERTY. WELL PRESENTED & READY TO MOVE INTO. VERY SPACIOUS WITH TWO RECEPTION ROOMS & EXTENDED KITCHEN. THREE GOOD SIZE FIRST FLOOR BEDROOMS & BATHROOM. AMPLE REAR GARDEN & ON-STREET PARKING. Situated near Brierley Hill high street and Brockmoor High Street. Merry Hill shopping centre is a short distance away.

### To The Front

Small courtyard area leads to front door.

### Reception Room One

Double glazed bay window to front elevation, UPVC front door, radiator, wood effect laminate flooring and leads into:

### Reception Room Two

Double glazed window to rear elevation, radiator, wood effect laminate flooring, stairs off to first floor landing, storage cupboard and leads into:

### Kitchen

Double glazed window to rear and side elevations, a range of wall and base units. Work surfaces incorporating one and a half bowl stainless steel sink unit. Plumbing for automatic washing machine. Space for cooker and provision for further domestic appliances. Door to rear garden.

### Landing

Doors to all bedrooms.

### Bedroom One

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

### Bedroom Three

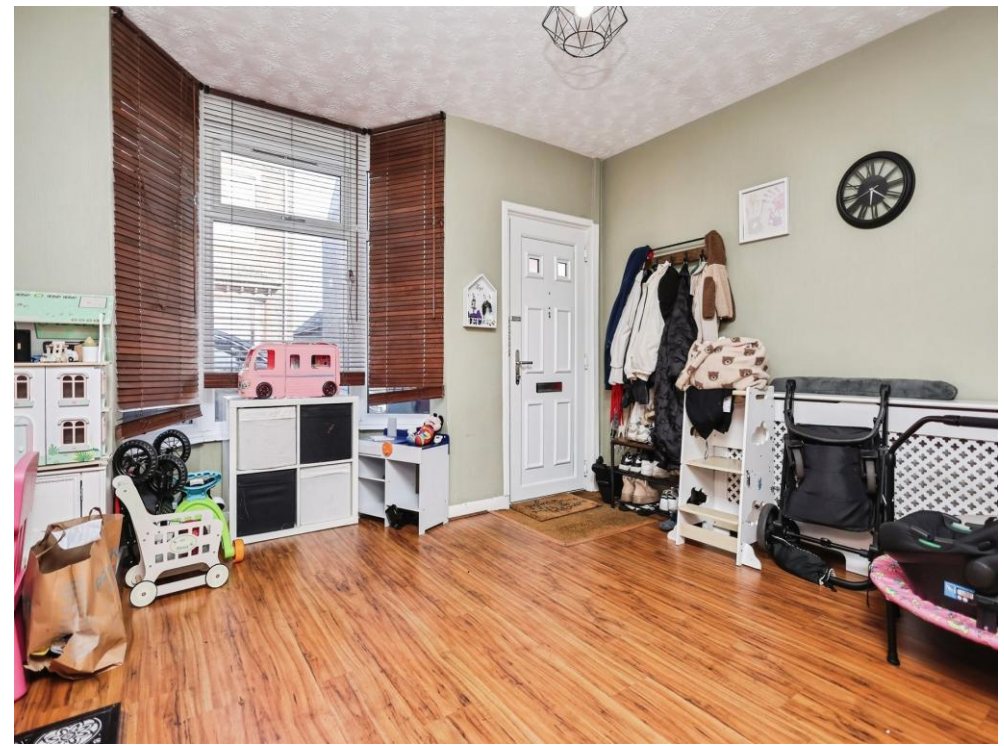
Double glazed window to front elevation and radiator. Wood effect laminate flooring and loft access.

### Bathroom

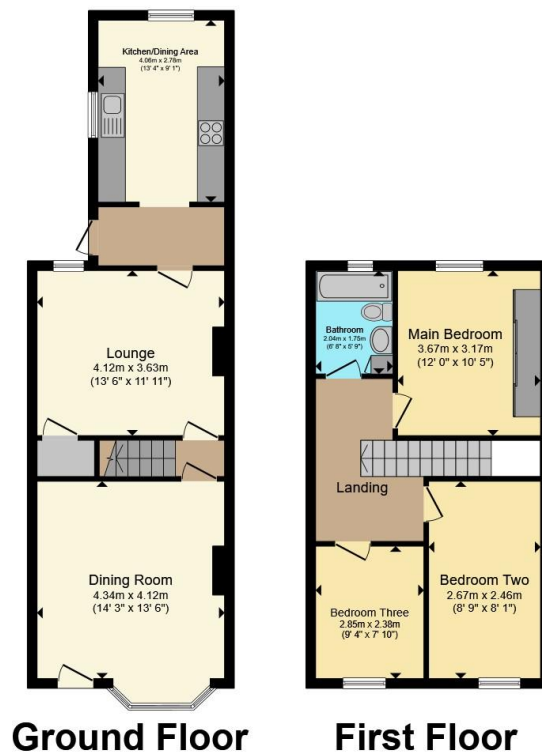
Double glazed window to rear elevation and towel rail radiator. Paneled bath with power shower over. Wash hand basin and low flush wc. Part tiled walls and storage cupboard.

### Rear Garden

Fully enclosed with patio area leading to lawn. Storage outbuilding.







Total floor area 97.6 m<sup>2</sup> (1,050 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: E Council Tax  
 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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