



Connells
FOR SALE

Connells

Holcroft Road
Stourbridge



Property Description

Ideally located near Stourbridge Junction train station, this well-presented three-bedroom semi-detached home offers generous living space and excellent convenience for commuters. With excellent transport links, local amenities, and schools nearby, this is a fantastic opportunity not to be missed.

The property features a bright and airy living area, a well-appointed kitchen, and a separate utility room for added practicality. A lovely conservatory provides extra living space, perfect for relaxing or entertaining while enjoying views of the garden. (The conservatory is being used as a boot room by the current owners).

Upstairs, three bedrooms offer comfortable accommodation, complemented by a modern family bathroom.

Contact us today to arrange a viewing!

To The Front

There is a stone chipped frontage to the property with various plants and shrubs and step to entrance door and gated access to the rear.

Entrance Hallway

Double glazed door to the front elevation, tiled floor, stairs to first floor landing and doors to;

Lounge

14' 6" x 11' 9" (4.42m x 3.58m)

Double glazed window to the front elevation, wood effect flooring, fireplace with gas fire and radiator.

Kitchen

10' 4" x 8' 11" (3.15m x 2.72m)

Double glazed window to the front elevation, a range of wall and base units with worksurfaces, splashback tiling, inset

sink/drainer, cooker hood, tiled floor and radiator.

Conservatory

9' 5" x 7' 6" (2.87m x 2.29m)

Double glazed sliding door to the rear elevation and wood effect flooring. Currently used as a boot room by the owners.

Utility Room

5' 5" x 4' 4" (1.65m x 1.32m)

Fully tiled with double glazed window to the rear elevation.

Landing

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

Bedroom One

12' 8" x 9' 4" (3.86m x 2.84m)

Double glazed window to the front elevation and radiator.

Bedroom Two

11' 2" x 8' 1" (3.40m x 2.46m)

Double glazed window to the rear and radiator.

Bedroom Three

7' 3" x 7' (2.21m x 2.13m)

Double glazed window to the rear elevation and radiator.

Bathroom

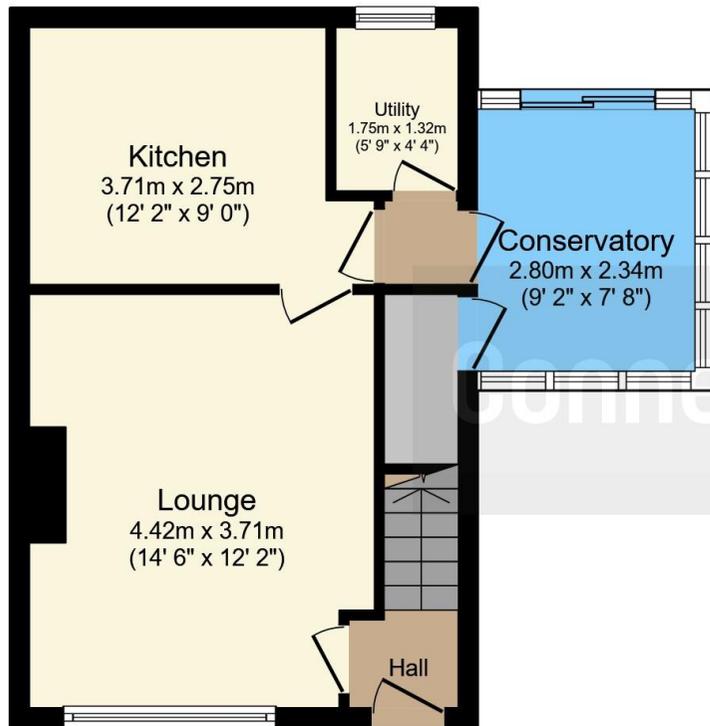
Double glazed window to the front elevation with suite comprising; bath with shower over, wash hand basin, wc, extractor fan, heated radiator and tiled walls.

Rear Garden

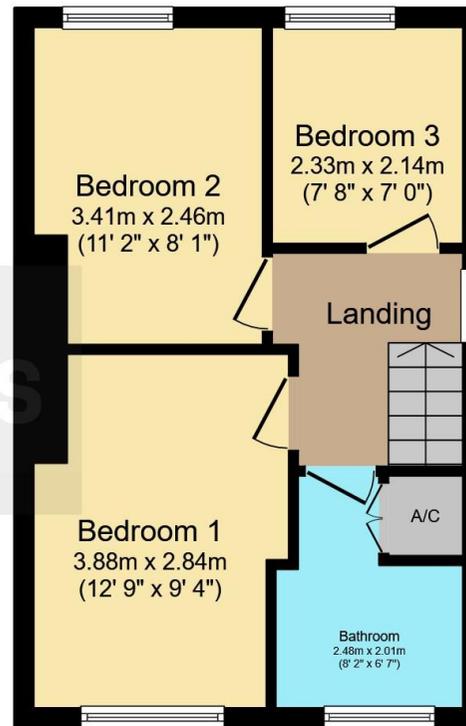
Block paving to the rear leading to the

large lawn with fencing and two sheds





Ground Floor



First Floor



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

EPC Rating: C Council Tax Band: B

view this property online connells.co.uk/Property/SBR312508

Tenure: Freehold



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