



**Connells**

Rushall Close  
Wordsley Stourbridge



### Property Description

Situated in Wordsley just off Marine Crescent. Schools & local amenities close by. Rushall Close is a lovely location with access to canal towpath to the rear and the River Stour to the front.

### To The Front

Tarmac drive to the front elevation suitable for multiple vehicles also including outdoor storage.

### Entrance Hallway

Entrance door to the side, with doors leading to cloakroom, kitchen and lounge with stairs leading to the landing.

### Cloakroom

Double glazing to the front with WC.

### Lounge

14' 4" x 12' 8" ( 4.37m x 3.86m )  
Double glazing to the rear with a door leading to the rear garden, wood effect flooring and radiator.

### Kitchen

14' 9" x 11' 2" max ( 4.50m x 3.40m max )  
Double glazing to the front with splash tiling, wall & base units, sink/drain, tile floor and space for a dining room table.

### Landing

### Bedroom One

14' 2" x 9' 7" ( 4.32m x 2.92m )  
Double glazing to the rear including radiator.

### Bedroom Two

12' x 10' 6" ( 3.66m x 3.20m )  
Double glazing to the front with radiator.

### Bedroom Three

8' 8" x 7' 6" ( 2.64m x 2.29m )

Double glazing to the rear including radiator.

### Bathroom

Double glazing to the front including wc, wash hand basin, shower over bath, radiator, lino flooring and part tiling.

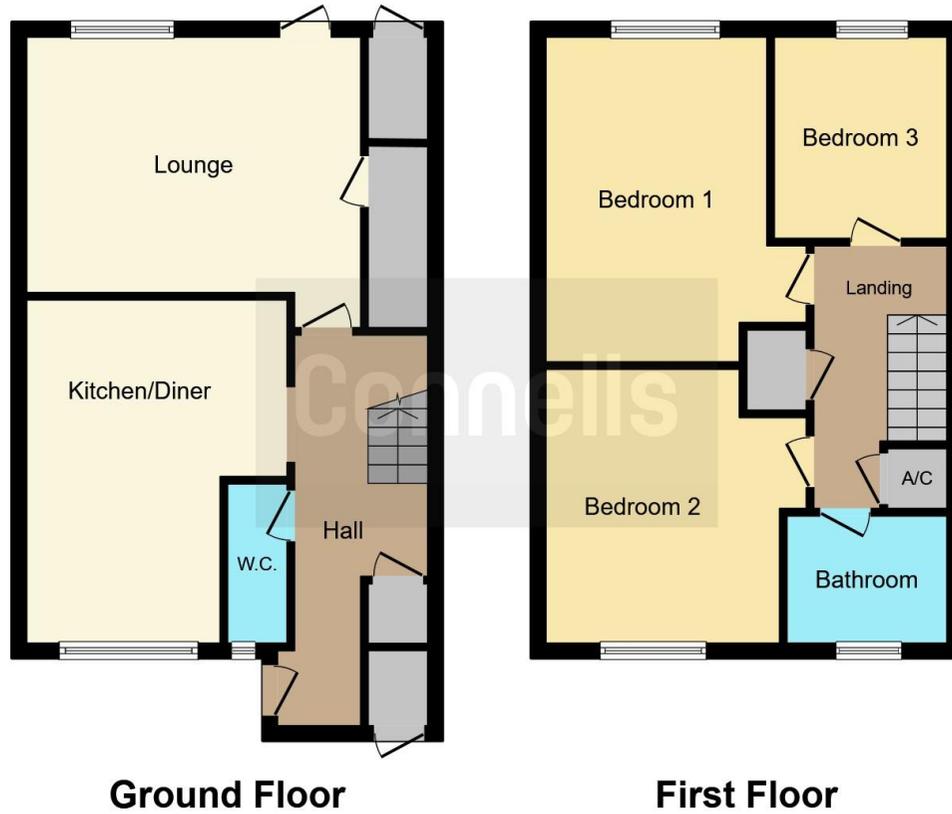
### Rear Garden

Patio leading to lawn with rear access.

### Agents Note;

Please note the photos are from circa March 2023.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C Council Tax  
 Band: B

**view this property online [connells.co.uk/Property/SBR313157](http://connells.co.uk/Property/SBR313157)**

Tenure: Freehold



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Property Ref: SBR313157 - 0004