



**Connells**

Dennis Hall Road  
Stourbridge



### Property Description

A THREE BEDROOM SEMI DETACHED PROPERTY IN A SOUGHT AFTER LOCATION CENTRAL TO ALL LOCAL AMENITIES Briefly comprising; Driveway, garage, entrance hallway, lounge, dining room, kitchen, utility room, three bedrooms and family bathroom, gardens to rear.

Agents Note; We may not have all material information relating to this property which is sold as seen. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

### To The Front

Block paved driveway to the front of the property which leads to the garage and front door.

### Entrance Hallway

Composite door to the front elevation, radiator, stairs to first floor and door to;

### Lounge

12' 6" x 10' 11" ( 3.81m x 3.33m )  
Double glazed window to the front elevation, feature log burner, radiator opening to;

### Dining Room

18' 2" x 10' 11" max narrowing to 10' 2" min ( 5.54m x 3.33m max narrowing to 3.10m min )  
Double glazed sliding doors to the rear elevation and radiator.

### Kitchen

9' 8" x 6' 6" ( 2.95m x 1.98m )  
Double glazed window to the side elevation, a range of wall and base units with integrated oven, gas hob and cooker hood, single drainer sink, integrated dishwasher and fridge opening into;

### Utility Room

9' 3" x 6' 10" ( 2.82m x 2.08m )  
Double glazed window and door to the rear elevation, wall and base units, integrated washing machine and radiator.

## Landing

Double glazed window to the side elevation, radiator and doors to;

## Bedroom One

13' 5" x 10' 5" into wardrobe ( 4.09m x 3.17m into wardrobe )

Double glazed bay window to the front elevation, built in wardrobes and radiator.

## Bedroom Two

10' 10" into wardrobe x 10' 4" ( 3.30m into wardrobe x 3.15m )

Double glazed window to the rear elevation, built in wardrobes and radiator.

## Bedroom Three

6' 9" x 6' 1" ( 2.06m x 1.85m )

Double glazed window to the front elevation and radiator.

## Bathroom

Double glazed window to the rear elevation and suite comprising; bath, over bath mixer shower, wash hand basin and low level wc.

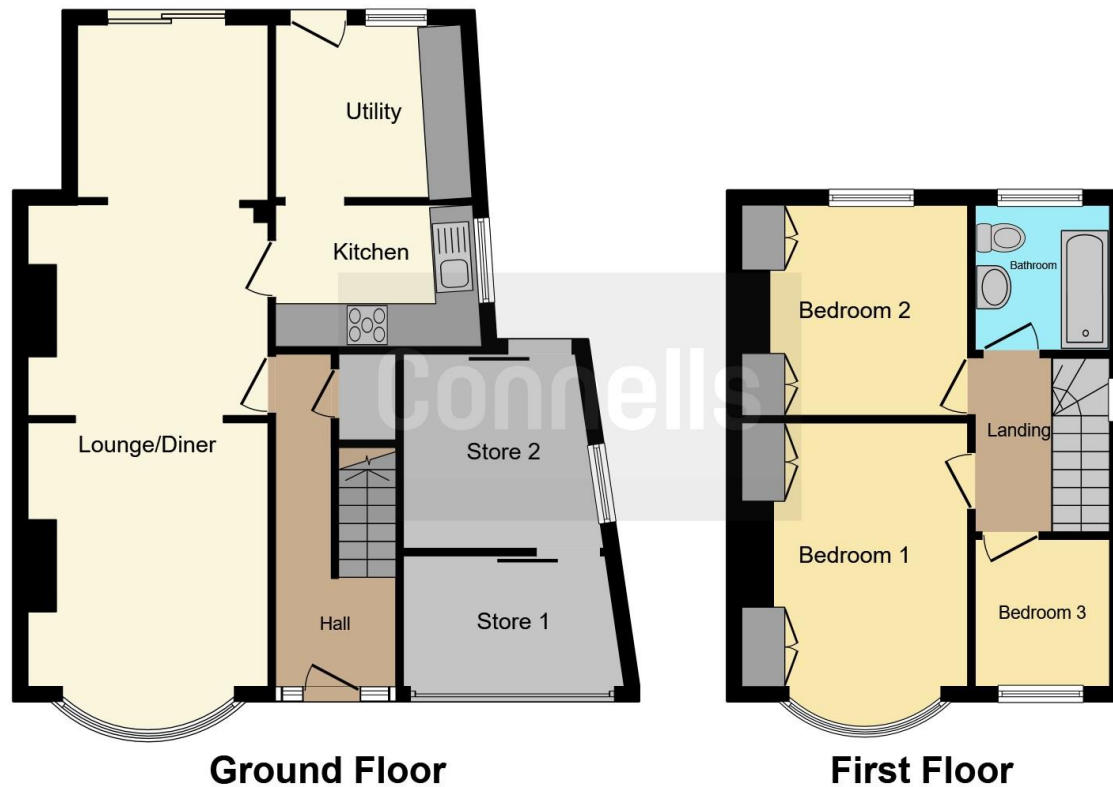
## Garage

Up and over door leads into the garage.

## Rear Garden

Patio leading to the lawn with planted borders.





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](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating: E Council Tax  
 Band: B

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Tenure: Freehold



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