



**Connells**

Borough Crescent  
Stourbridge



## Property Description

Borough Crescent links Swan Lane and Lawn Avenue on the outskirts of the 'Old Quarter' of Stourbridge. There is an attractive park at the end of the road. There are a number of schools close by and Stourbridge town centre is a short distance away.

## To The Front

A tarmac with block paved perimeter driveway leads to the front of the property.

## Entrance Hallway

Double glazed door to the front elevation with stairs to first floor and door to;

## Lounge

Double glazed bow window to the front elevation, fireplace and radiator. Door to;

## Dining Room

Double glazed window to the rear elevation, radiator and glazed doors to the conservatory. Door to cloakroom/wc and;

## Kitchen

Fitted kitchen with a range of wall and base units single bowl stainless steel sink/drainer, worksurfaces with splashback tiling, gas hob and electric oven, double glazed window to the rear elevation and door to dining room and conservatory. Washing machine, freezer, large fridge and dishwasher all included.

## Cloakroom

Low flush wc, wash hand basin and combination boiler.

## Sunroom

Double glazed windows to the side and rear elevations plus two patio doors to rear garden. Double glazed lantern window and radiator. Door to kitchen.

## Landing

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

## Bedroom One

Double glazed window to the front elevation and radiator.

## Bedroom Two

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

## Bedroom Three

Double glazed window to the front elevation, loft access and radiator.

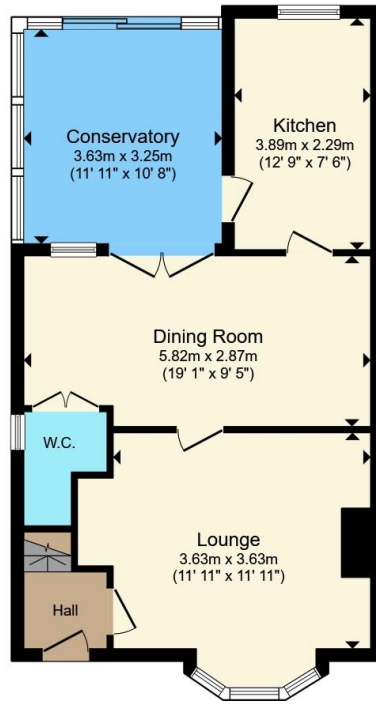
## Bathroom

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

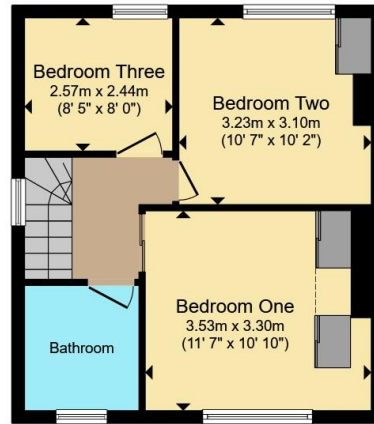
## Rear Garden

Side passageway, paved patio area and lawn. Two sheds and further "secret garden" beyond.





**Ground Floor**



**First Floor**

Total floor area 100.5 m<sup>2</sup> (1,082 sq.ft.) approx

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EPC Rating: Council Tax  
 Awaited Band: B

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Tenure: Freehold



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