



**Connells**

Auckland Road  
Wordsley Stourbridge



### Property Description

AN IMPRESSIVE, FOUR BEDROOMED MODERN END TOWN HOUSE SITUATED ON THE, EVER POPULAR, OLD WORDSLEY HOSPITAL DEVELOPMENT. ACCOMMODATION OVER THREE STOREYS WELL PRESENTED THROUGHOUT. THERE IS OFF ROAD PARKING TO THE REAR. FAMILY BATHROOM AND EN-SUITE TO THE MAIN BEDROOM AND THREE FURTHER GOOD SIZE BEDROOMS. ATTRACTIVE REAR GARDEN.

### To The Front

Lawn with inset pathway to front door.

### Hallway

Front door leads to hallway with stairs off and doors to;

### Cloakroom Wc

Suite comprising; wash hand basin and wc

### Lounge

Double glazed windows and french doors to the rear elevation and radiator.

### Kitchen

Double glazed window to the front elevation, a range of wall and base units with worktops, inset sink/drainers and tiled splashbacks, breakfast bar and radiator. Electric hob and oven with extractor fan above. Provision for further domestic appliances.

### Landing

Stairs off, double glazed window to front elevation and doors to;

### Bedroom Two

Double glazed window to the rear elevation and radiator

### Bedroom Four

Double glazed window to the front elevation and radiator.

### Bathroom

Suite comprising; bath, wash hand basin and wc

### Second Floor Landing

Doors to;

### Bedroom One

Double glazed window to the rear elevation and radiator.

### Ensuite Shower Room

Suite comprising; shower cubicle, wash hand basin and wc.

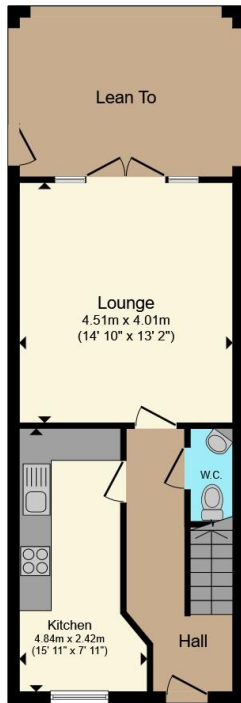
### Bedroom Three

Double glazed window to the front elevation, fitted wardrobes, storage cupboard and radiator.

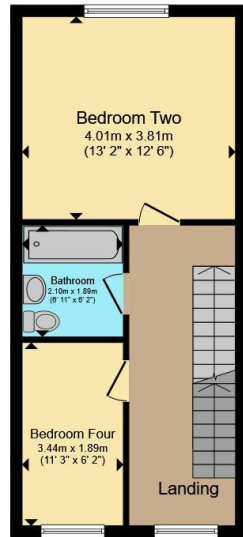
### Rear Garden

Fully enclosed rear garden comprising; decking patio area and lean to above, fencing and gate to the lawn with flower and shrub borders. Gate to off road parking spaces.

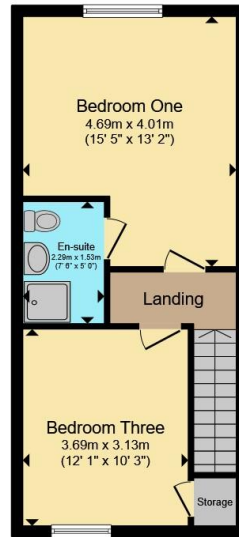




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 127.0 m<sup>2</sup> (1,367 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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**T 01384 374 545**

**E [stourbridge@connells.co.uk](mailto:stourbridge@connells.co.uk)**

11B St. Johns Road  
STOURBRIDGE DY8 1EJ

EPC Rating: Council Tax  
Awaited Band: C

**view this property online [connells.co.uk/Property/SBR313430](http://connells.co.uk/Property/SBR313430)**

Tenure: Freehold



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Property Ref: SBR313430 - 0005