



Not for marketing purposes INTERNAL USE ONLY

Park Street
STOURBRIDGE



Property Description

AN IMPRESSIVE PERIOD COTTAGE SET IN CUL-DE-SAC NEAR STOURBRIDGE TOWN CENTRE. READY TO MOVE INTO & WITH NO UPWARD CHAIN. MUCH IMPROVED BY ITS CURRENT OWNERS. DECEPTIVELY SPACIOUS THROUGHOUT HAVING THREE BEDROOMS & UPSTAIRS BATHROOM/WET ROOM. TWO RECEPTION ROOMS & CELLAR CONVERTED INTO A ROOM WITH WC, *Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.*

To The Front

Front door leading into reception hall and gate to side passage.

Reception Hall

Door to;

Front Reception Room

Double glazed window to front elevation, radiator, oak flooring, fireplace, stairs off to first floor and leading into;

Rear Reception Room

Double glazed window to rear elevation, radiator, oak flooring, fireplace with log burner, and doors to cellar and;

Kitchen

Double glazed window to side elevation, radiator and a range of wall and base units. Work surfaces incorporating stainless steel sink unit. Space for freestanding cooker with extractor fan above. Provision for further domestic appliances. Door to rear garden.

Cellar

Double glazed basement window to front elevation, radiator, spotlights, herringbone style laminate flooring and door to;

Wc

Low flush w/c.

Landing

Doors to;

Bedroom One

Double glazed window to front elevation and radiator. Wood effect laminate flooring.

Bedroom Two

Double glazed window to front elevation and radiator. Wood effect laminate flooring.

Bedroom Three

Double glazed window to rear elevation and radiator. Wood effect laminate flooring.

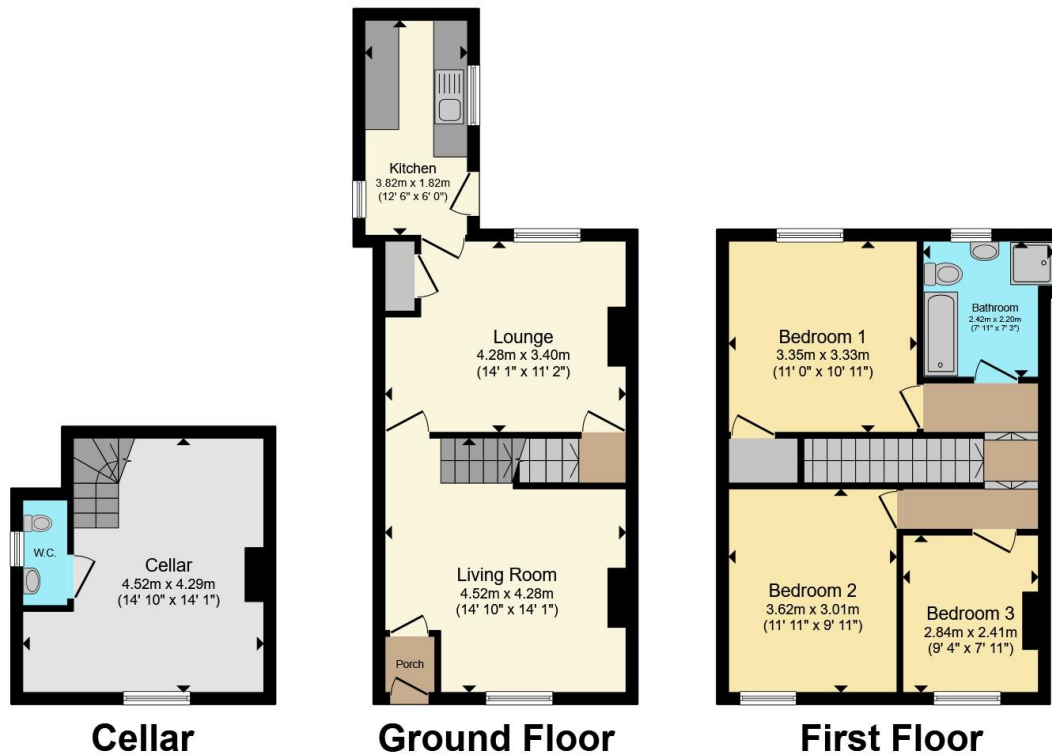
Bathroom

Double glazed window to rear elevation and towel rail radiator. Shower area, wash hand basin, freestanding bath and low flush wc.

Rear Garden

Fully brick wall enclosed rear garden with patio area leading to astroturf lawn.





Total floor area 104.1 m² (1,121 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

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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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