



Connells

Pedmore Road
Lye Stourbridge



Property Description

AN ATTRACTIVE SEMI DETACHED PROPERTY. WITH MANY OF ITS ORIGINAL, PERIOD, FEATURES. SPACIOUS THROUGHOUT WITH LARGE ROOMS & REFITTED KITCHEN & BATHROOM. GOOD SIZE GARDEN WITH STUNNING MAGNOLIA TREE AND POTENTIAL TO MAKE A LOVELY OUTDOOR SPACE. AVAILABLE AT A GREAT PRICE, IDEAL FOR FIRST TIME BUYERS.

To The Front

Entrance door to the front of the property and pathway leading to the rear garden

Entrance Porch

Double glazed entrance door to the front elevation

Entrance Hallway

Double glazed window to the side elevation, attractive stained glass panel and radiator

Lounge

Double glazed bay window to the front elevation, feature fireplace and radiator.

Dining Room

Double glazed window to the rear elevation and radiator

Kitchen/Diner

Two double glazed windows to the side elevation, a range of wall and base units, worksurfaces with inset stainless sink/drainers and electric oven and hob.

Lobby/Utility

Double glazed windows to the rear and side

elevation, base unit with worksurface, wash hand basin and radiator.

Cloakroom/Wc

Off the utility is a useful cloakroom with a Wc, radiator and double glazed window to the rear elevation.

Cellar

Landing

Large landing with area for study/office with double glazed window to side just before the bathroom. Doors to bedrooms and radiator.

Bedroom One

Two double glazed windows to the front elevation and two radiators.

Bedroom Two

Double glazed window to the rear elevation, original cast iron and tiled fireplace and radiator

Bathroom

Double glazed window to the side elevation; bath, wash hand basin, wc and radiator.

Rear Garden

Fully enclosed, good size, rear garden. In need of attention but with a beautiful magnolia tree.





Total floor area 143.6 m² (1,545 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



To view this property please contact Connells on

T 01384 374 545
E stourbridge@connells.co.uk

11B St. Johns Road
 STOURBRIDGE DY8 1EJ

EPC Rating: D Council Tax Band: B

view this property online connells.co.uk/Property/SBR313436

Tenure: Freehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SBR313436 - 0004