





Property Description

A UNIQUE OPPORTUNITY TO PURCHASE A DOUBLE FRONTED COTTAGE SITUATED IN A TINY CUL-DE-SAC. SET IN THE HEART OF STOURBRIDGE. WHERE PROPERTIES RARELY COME FOR SALE. AN INTERNAL VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE IMPROVEMENTS MADE BY ITS CURRENT OWNER. AVAILABLE WITH NO UPWARD CHAIN DELAY. STOURBRIDGE TOWN CENTRE & LEISURE CENTRE IS A VERY SHORT DISTANCE AWAY. *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

Driveway and gate to rear garden.

Detached Garage

Power and lighting.

Entrance Hall

Front door leads into entrance hall with stairs off to first floor landing and doors to both reception rooms.

Lounge

Double glazed window to front elevation, radiator and fireplace with log burner.

Dining Room

Double glazed window to front elevation, radiator and door to;

Downstairs Wc

Double glazed window to rear elevation, wash hand basin and low flush wc.

Kitchen

Double glazed window to rear elevation, radiator and door to rear garden. A range of wall and base units. Work surfaces incorporating sink unit. Integral electric oven and hob with extractor hood above. Plumbing for automatic washing machine, clever use of understairs space currently housing fridge freezer.

Landing

Double glazed window to rear elevation, radiator and doors to;

Bedroom One

Double glazed window to front elevation and radiator.

Bedroom Two

Double glazed window to rear elevation and radiator.

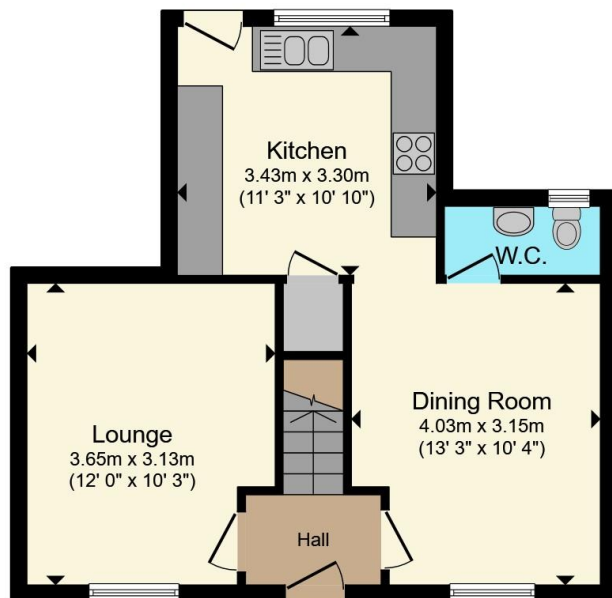
Shower Room

Double glazed window to rear elevation and radiator. Shower cubicle, wash hand basin and low flush wc.

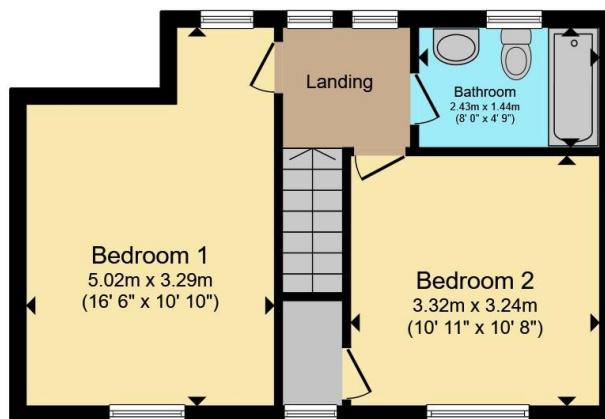
Rear Garden

Fully enclosed rear garden with paved patio area. Steps up to further garden.





Ground Floor



First Floor

Total floor area 80.3 m² (864 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

Connells



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Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: D Council Tax
Band: B

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.

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