

for sale

offers over **£260,000**



Ankadine Road Stourbridge DY8 4UG

Connells presents this stylish three-bedroom family home, ideally situated in a sought-after residential area with popular schools nearby and close to Stourbridge Town Centre.



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To The Front

Block paved driveway to the front of the property providing off road parking and gated side access to the rear garden.

Entrance Hallway

Composite door to the front elevation, stairs to first floor, tiled flooring, double glazed window to the front elevation, radiator and doors to;

Open Plan Living

Living Area

17' x 11' 4" (5.18m x 3.45m)

Double glazed window and door opening to the rear garden, fireplace with electric fire and radiator.

Dining Area

7' 2" x 6' 10" (2.18m x 2.08m)

Opening to the kitchen is a dining area with double glazed window to the side elevation and radiator.

Kitchen

9' 4" x 6' 7" (2.84m x 2.01m)

Double glazed window and door to the rear and side elevation, a range of wall and base units, worksurfaces with tiled splashbacks, inset sink/drain, integrated oven, hob and cooker hood, integrated fridge and dishwasher, spotlights to ceiling and wood effect flooring.



Landing

Loft access and doors to bedrooms and bathroom.

Bedroom One

12' 3" into wardrobes x 9' (3.73m into wardrobes x 2.74m)
Double glazed window to the rear elevation, fitted wardrobes and radiator.

Bedroom Two

12' 6" x 8' (3.81m x 2.44m)
Double glazed window to the front elevation and radiator.

Bedroom Three

9' 4" x 7' (2.84m x 2.13m)
Double glazed window to the front elevation and radiator.

Bathroom

Double glazed window to the rear elevation, suite comprising; bath with hand held shower, separate shower, wash hand basin, wc, heated towel rail, spotlights to ceiling and wood effect flooring.

Rear Garden

Patio to the rear with steps down to lawn, garden shed, various shrubs and blue slate border to the side.

Garage

16' 9" x 8' 1" (5.11m x 2.46m)
Electric roller shutter doors with full power and lights and utility area.





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.focalagent.com

To view this property please contact Connells on

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Property Ref: SBR312993 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: B

view this property online connells.co.uk/Property/SBR312993



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