



Connells

Careless Green
Wollescote Stourbridge



Property Description

Situated on Careless Green, Wollescote, a real mixture of attractive period homes. Huge park and play area close by. Various shops, amenities, eateries and public house nearby on Wynall Lane. Turn left onto Oldnall Road and you'll soon be driving through open countryside leading into Halesowen. Primary & Secondary schools within close vicinity.

To The Front

Paved frontage, lawn and steps to front door.

Vestibule Porch Entrance

Double glazed front door, double glazed windows to the side elevation and access to;

Hallway

With stairs off and doors to;

Lounge

13' x 11' 11" recess (3.96m x 3.63m recess)
Double glazed window to the front elevation and radiator.

Dining Room

11' 3" max narrowing to 9' 10" min x 11' 1" (3.43m max narrowing to 3.00m min x 3.38m)
Double glazed sliding patio doors to the rear elevation and door to the downstairs shower room.

Kitchen

12' 11" x 12' 1" recess (3.94m x 3.68m recess)
Double glazed window to the front elevation, a range of wall and base units, worktops with inset stainless steel sink/drainer, gas cooker, wood effect flooring, doors to cellar and rear lobby.

Shower Room

Suite comprising; shower cubicle with shower,

wc, wash hand basin and radiator rail.

Cellar

13' 1" x 12' 1" (3.99m x 3.68m)
Rear Lobby

Doors to rear and utility room

Utility Room

8' 8" x 7' 11" (2.64m x 2.41m)
Double glazed window to the side elevation and radiator.

Landing

Double glazed window to the side elevation and doors to;

Bedroom One

12' 11" x 11' 11" max narrowing to 10' 1" to wardrobes (3.94m x 3.63m max narrowing to 3.07m to wardrobes)
Double glazed window to the front elevation, fitted cupboard and radiator.

Bedroom Two

12' 11" x 11' 11" (3.94m x 3.63m)
Double glazed window to the front elevation, wood effect flooring, radiator and overstairs cupboard.

Bedroom Three

11' x 7' 4" (3.35m x 2.24m)
Double glazed window to the rear elevation and radiator.

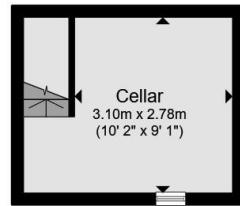
Shower Room

Double glazed window to the rear elevation, suite comprising; wash hand basin, wc and shower cubicle.

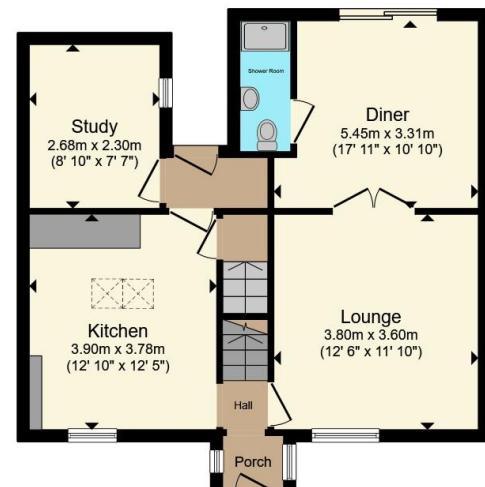
Rear Garden

Paved patio leading to the lawn with flower and shrub borders and gate leading to the front of the property.

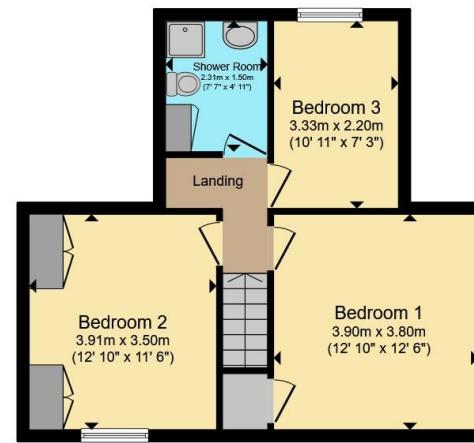




Cellar



Ground Floor



First Floor

Total floor area 109.1 m² (1,175 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

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: E Council Tax
 Band: A

view this property online connells.co.uk/Property/SBR313200



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 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: SBR313200 - 0006