



**Connells**

Birmingham Street  
Stourbridge



### Property Description

Set in a service road off the main Birmingham Road. Occupying a corner plot with Sandyacre Way.

### To The Front

A tarmac driveway with block paved edging to the front of the property which provides off road parking.

### Entrance Hallway

Entrance door to the front elevation, radiator, stairs to first floor landing and doors to;

### Cloakroom Wc

Downstairs cloakroom with suite comprising; wash hand basin, wc and radiator.

### Lounge

13' 3" x 12' 6" ( 4.04m x 3.81m )

Double glazed french doors to the side and window to the rear elevation, feature log burner and radiator.

### Dining Room

15' 2" x 10' ( 4.62m x 3.05m )

Double glazed window to the front elevation and radiator.

### Kitchen

14' x 9' 4" ( 4.27m x 2.84m )

Double glazed window to the rear elevation, a range of wall and base units with worktops, inset sink/drain, electric oven and gas hob, dishwasher and radiator.

### Landing

Doors to bedrooms and bathroom.

### Bedroom One

14' 5" x 9' 8" ( 4.39m x 2.95m )

Double glazed window to the front elevation, fitted wardrobes and radiator.

### Ensuite Shower Room

Double glazed window to the front elevation, suite comprising; shower, wash hand basin, wc and radiator rail.

### Bedroom Two

15' 5" max narrowing to 7' 3" min x 9' 11" ( 4.70m max narrowing to 2.21m min x 3.02m )

Double glazed windows to the front elevation, fitted wardrobes and radiator.

### Bedroom Three

9' 8" plus recess x 9' 4" ( 2.95m plus recess x 2.84m )

Double glazed window to the rear elevation and radiator.

### Bedroom Four

9' 8" x 8' 4" ( 2.95m x 2.54m )

Double glazed window to the rear elevation and radiator.

### Bathroom

Double glazed window to the rear elevation and suite comprising; P shaped bath with power shower above, wash hand basin, wc and radiator rail.

### Rear Garden

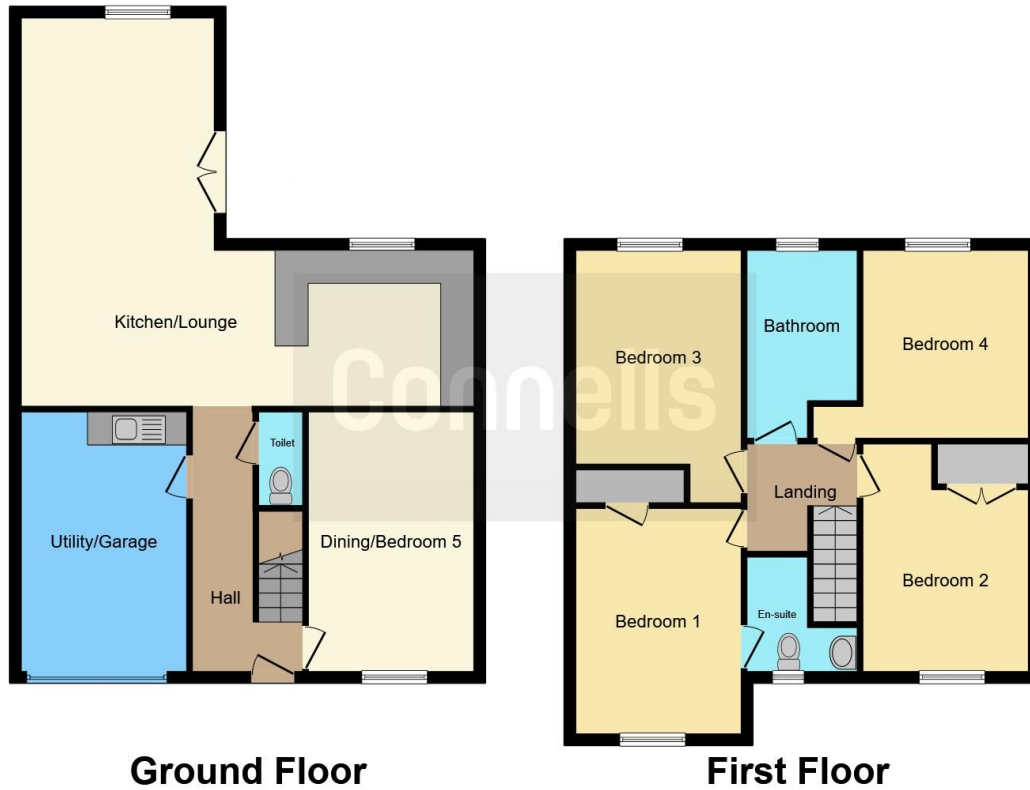
A paved patio leads to the lawn which has flowers and shrubs and side access to the front of the property.

### Garage/Utility

19' 2" x 9' 8" ( 5.84m x 2.95m )

The garage has a utility area comprising of wall and base units, sink and houses the boiler.





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

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EPC Rating: B Council Tax  
 Band: C

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Tenure: Freehold



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