



6 John Street, Wordsley, Stourbridge, DY8 5YS

BERRIMAN  
EATON

## 6 John Street, Wordsley, Stourbridge, DY8 5YS

This is a period terraced property which has a large rear garden and on street parking. The internal accommodation briefly comprises lounge, sitting room, inner lobby, downstairs cloakroom and breakfast kitchen to the ground floor. To the first floor there are two generous bedrooms and a bathroom. The property benefits from central heating, double glazing and no upward chain.

EPC : D  
WOMBOURNE OFFICE

### LOCATION

John Street is a small road which is situated between Bridge Street and Brook Street, which is located at Camp Hill on the A491 by the Red House Glass Cone and the Stourbridge Glass Museum. There is an excellent access into Stourbridge, Kingswinford and Brierley Hill. Brook Hill Primary School is within convenient walking distance. The Canal is close by which is extremely popular with dog walkers and nature enthusiasts as it connects to the wider canal network, and the Stourbridge Arm Canoe Club.

### DESCRIPTION

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### ACCOMMODATION

A composite door gives access into the LOUNGE which has a double glazed window to the front elevation and radiator. There is a door to the CELLAR and then access into the SITTING ROOM, this has a fireplace, wooden floor, radiator, double glazed window to the rear elevation and staircase which rises to the first floor landing. The INNER LOBBY has tiled floor, UPVC double glazed door to the rear and door into the CLOAKROOM which has a low level WC, vanity wash hand basin and mixer tap and skylight. The BREAKFAST KITCHEN is fitted with a range of wall and base units with fitted worksurfaces, inset single drainer sink and mixer tap, double glazed window to the rear, radiator and spotlights. There is plumbing for a dishwasher and washing machine, space for an oven, fitted extractor and tiled floor.

The staircase rises to the FIRST FLOOR LANDING which has loft access together with an airing cupboard which houses the wall mounted central heating boiler. DOUBLE BEDROOM 1 has a double glazed window to the front elevation, storage cupboard and radiator. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation, wardrobe and radiator. The BATHROOM is fitted with a white suite which comprises bath with separate shower cubicle, pedestal wash hand basin and mixer tap, low level WC, heated ladder towel rail, double glazed opaque window to the rear elevation, spotlights and part tiling to the walls.

### OUTSIDE

The entrance door opens onto the pavement and there is a side entry gate giving access to the REAR GARDEN which has a decked area, large lawn with a fenced boundary and a shed.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX A – Dudley  
POSSESSION Vacant possession will be given on completion.  
VIEWING - Please contact the WOMBOURNE Office.  
The property is FREEHOLD

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available  
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom:  
<https://www.ofcom.org.uk/mobile-coverage-checker>  
The long term flood defences website shows very low risk

#### Tettenhall Office

01902 747744  
tettenhall@berrimaneaton.co.uk

#### Bridgnorth Office

01746 766499  
bridgnorth@berrimaneaton.co.uk

#### Lettings Office

01902 749974  
lettings@berrimaneaton.co.uk

#### Wombourne Office

01902 326366  
wombourne@berrimaneaton.co.uk

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

Offers In The Region Of  
£190,000

EPC: D

**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



# 6 John Street Wordsley

**TOTAL: 93.1sq.m. 1002sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



Cellar

Ground Floor

First Floor

