



Connells

Brook Street
Wall Heath Kingswinford



Property Description

A SEMI DETACHED PROPERTY SITUATED IN WALL HEATH VILLAGE WITH OPEN COUNTRYSIDE ON YOUR DOORSTEP.. AVAILABLE AT AN AMAZING PRICE! IDEAL FOR FIRST TIME BUYERS OR PEOPLE DOWNSIZING. NO UPWARD CHAIN DELAY & READY TO MOVE INTO. Briefly comprises; hall, lounge, dining kitchen, side utility area, two bedrooms and bathroom. Benefiting from double glazing, gas central heating system, driveway and rear garden.

To The Front

Paved driveway with slope leading upto front and side doors.

Entrance Hallway

Stairs off and door to:

Lounge

13' 11" x 10' 8" into recess (4.24m x 3.25m into recess)

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

Dining Kitchen

13' 10" x 7' 9" (4.22m x 2.36m)

Double glazed window and patio doors to rear garden. Dining area, radiator with radiator cabinet, wood effect laminate flooring, a range of wall and base units. Work surfaces incorporating stainless steel sink unit. Understairs cupboard with double glazed window to side elevation. Door to side utility area with doors to front and rear elevations.

Landing

Double glazed window to side elevation, loft access and doors to;

Bedroom One

11' 8" x 10' 8" (3.56m x 3.25m)

Double glazed window to front elevation, radiator. Door to overstairs cupboard with double glazed window to front and housing, wall mounted, gas combination boiler.

Bedroom Two

Double glazed window to rear elevation and radiator.

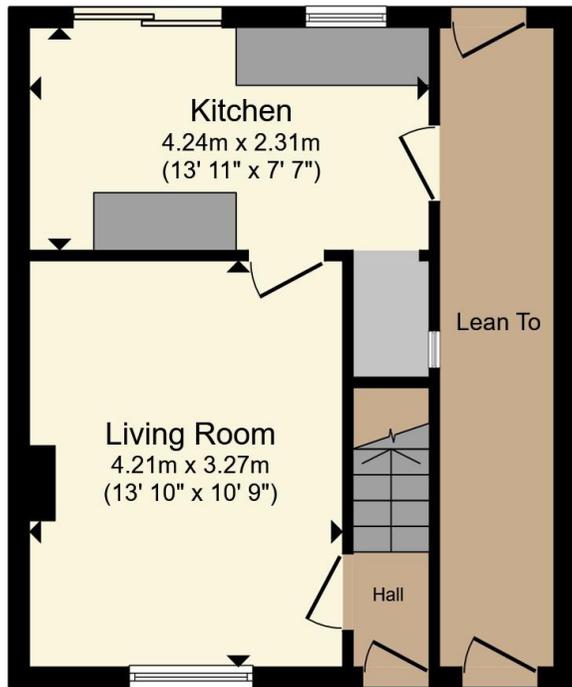
Bathroom

Double glazed window to rear elevation, radiator, part tiled walls, paneled bath with power shower over, wash hand basin and low flush wc.

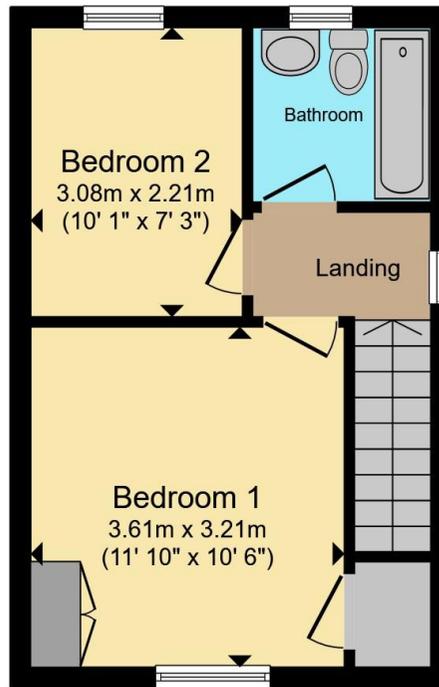
Rear Garden

Fully enclosed rear garden with paved patio area leading to astroturf lawn area with shed beyond.





Ground Floor



First Floor

Total floor area 63.8 m² (687 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



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: D Council Tax Band: B

view this property online connells.co.uk/Property/SBR313354

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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