



Connells  
01824 374 645  
FOR SALE

Connells

Pennine Way  
Penfields Stourbridge

# Pennine Way Penfields Stourbridge DY8 4LP

for sale offers over  
**£225,000**



## Property Description

AN ATTRACTIVE SEMI DETACHED PROPERTY AVAILABLE WITH NO UPWARD CHAIN DELAY. READY TO MOVE INTO WITH SPACIOUS ROOMS THROUGHOUT. HUGE LOUNGE, DINING KITCHEN, CONSERVATORY OVERLOOKING ESTABLISHED REAR GARDEN. LARGE MAIN BEDROOM, BOTH BEDROOMS WITH FITTED WARDROBES. PENNINE WAY IS A SMALL STREET OFF PENFIELDS ROAD WITH ONLY A FEW HOUSES. STOURBRIDGE TOWN CENTRE & JOHN CORBETT HOSPITAL ARE VERY CLOSE BY. EXCELLENT DOG WALKS & KIDS PLAY PARK NEARBY.

## To The Front

Tarmac drive providing off road parking leads to the side entrance door and garage.

## Entrance Hallway

Double glazed entrance door to the side elevation, radiator, stairs to first floor and doors to;

## Lounge

Double glazed bow window to the front elevation, fireplace, wood effect flooring and radiator.

## Dining Kitchen

Double glazed french doors into the conservatory and double glazed window to the rear elevation, fitted kitchen with a range of wall and base units, worksurfaces with inset stainless steel sink, electric oven and hob, extractor fan, dishwasher and radiator.

## Conservatory

Double glazed patio doors to the rear garden.

## Landing

Doors to bedrooms and bathroom and access to loft.

## Bedroom One

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

## Bedroom Two

Double glazed window to the rear elevation, fitted wardrobe and radiator.

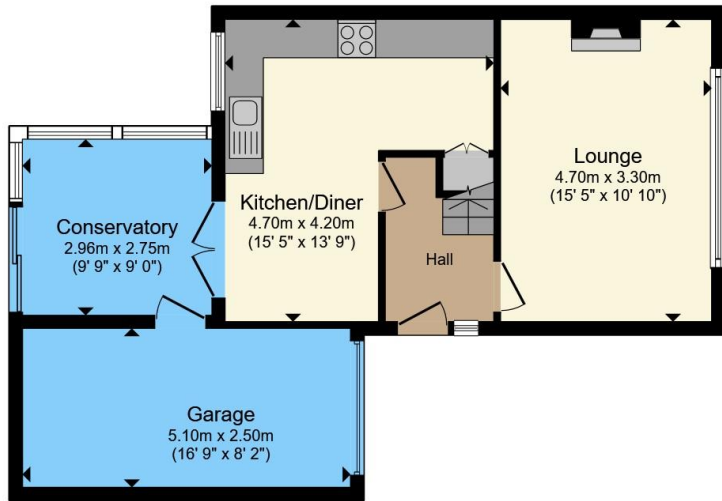
## Bathroom

Double glazed window to the rear elevation, fully tiled with suite comprising; bath, shower cubicle, wash hand basin, wc and radiator rail.

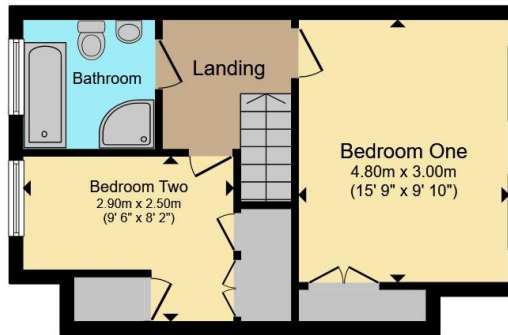
## Rear Garden

Paved patio with steps leading to the garden which has a grassed area and various plants and shrubs.





**Ground Floor**



**First Floor**



Total floor area 92.6 m<sup>2</sup> (997 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01384 374 545**  
**E [stourbridge@connells.co.uk](mailto: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/SBR313305](http://connells.co.uk/Property/SBR313305)**

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.

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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SBR313305 - 0006