Connells

Brierley Hill Road
Wordsley Stourbridge

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Wordsley Stourbridge DY8 5SJ

for sale offers in the region of
£230,000

Property Description

A UNIQUE SEMI DETACHED PROPERTY OCCUPYING A HUGE CORNER PLOT. LOTS OF POTENTIAL TO EXTEND(STPP) & IMPROVE, TO CREATE A STUNNING FAMILY HOME. AMPLE DRIVEWAY, GARAGE & LOW MAINTENANCE REAR GARDEN. NO UPWARD CHAIN DELAY. Briefly comprising; Driveway, entrance porch, hallway, lounge, kitchen, utility, lean to/sunroom, downstairs wc, three bedrooms, family bathroom and rear and side garden.

To The Front

Block paved driveway providing off road parking for several vehicles. Double gates to car port.

Entrance Porch

Double glazed entrance porch with sliding doors leading to the entrance door.

Entrance Hallway

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

Cloakroom Wc

Useful ground floor cloakroom wc.

Lounge

19' 6" x 11' 1" max narrowing to 9' min (5.94m x 3.38m max narrowing to 2.74m min)
Double glazed bay window to the front elevation, double glazed window to the rear elevation and radiator. Glazed double doors to;

Kitchen

8' 10" x 8' 5" plus recess (2.69m x 2.57m plus recess)
Double glazed window to the side & rear elevations, understairs cupboard with window to the side elevation, wall and base units, worksurfaces with splashbacks, stainless steel sink/drainer and radiator.

Lean-To Sunroom

17' 2" x 5' 11" (5.23m x 1.80m)
From the kitchen is a lean to/sunroom overlooking the garden with radiator. Doors to car port and;

Utility Area

9' 7" x 5' 6" (2.92m x 1.68m)
Wooden bulit utility area with plumbing for automatic washing machine, work surfaces and base units. Window to side elevation.

Landing

Double glazed window to the side elevation, access to boarded loft and doors to bedrooms and bathroom.

Bedroom One

11' 2" x 10' 8" (3.40m x 3.25m)
Double glazed window to the rear elevation, fitted wardrobes and radiator.

Bedroom Two

11' max narrowing to x 8' 6" (3.35m max narrowing to x 2.59m)
Double glazed window to the front elevation, fitted wardrobes and radiator.

Bedroom Three

7' 9" x 6' 10" (2.36m x 2.08m)
Double glazed window to the rear elevation and radiator.

Bathroom

Double glazed window to the front elevation, fully tiled with suite comprising; shower cubicle, wash hand basin, wc, airing cupboard housing combination boiler, spotlights to ceiling and radiator.

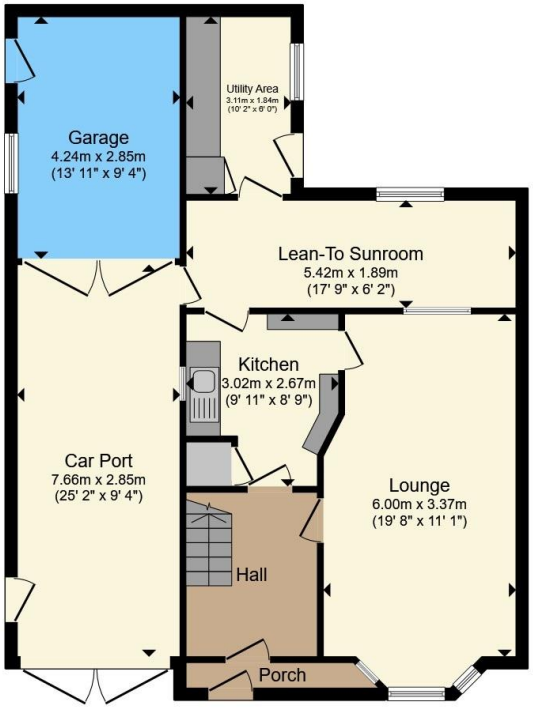
Rear Garden

Fully enclosed rear garden comprising of a paved patio area and land to the side.

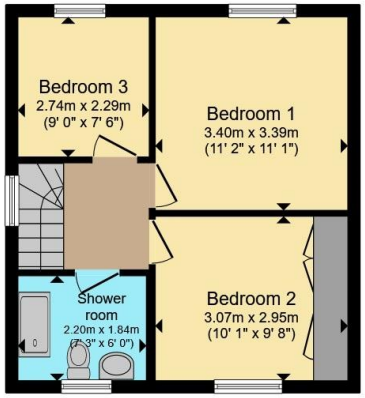
Garage

16' 3" x 7' 11" (4.95m x 2.41m)

Car port leads to garage with power and lighting.



Ground Floor



First Floor

Total floor area 124.5 m² (1,340 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

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11B St. Johns Road
STOURBRIDGE DY8 1EJ

EPC Rating: D

Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/SBR313270

The Property Ombudsman

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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.