



**Yardley Street  
Stourbridge DY9 7AT**

**for sale offers in the region of  
£180,000**



### **Property Description**

AN ATTRACTIVE PERIOD TERRACED PROPERTY SITUATED ON A LOVELY CUL-DE-SAC. THE RIVER STOUR IS SITUATED AT THE END OF THE ROAD WITH AN ABUNDANCE OF WILD LIFE AND STUNNING WALKS NEARBY. IN NEED OF SOME UPDATING BUT WITH DOUBLE GLAZING & GAS CENTRAL HEATING SYSTEM. AMPLE GARDEN. AVAILABLE WITH NO CHAIN. \*Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.\*

### **To The Front**

Steps to front door.

### **Lounge**

Double glazed bay window to front elevation, radiator and leads to;

### **Dining Room**

Double glazed sliding patio door to kitchen, radiator, door to cellar and leads to:

### **Lobby**

Double glazed window and door to side elevation, wall and base units and leads into;

### **Kitchen**

Double glazed window to side elevation, a range of wall and base units. Work surfaces incorporating sink unit. Plumbing for automatic washing machine. Provision for further domestic appliances. Door to bathroom and rear garden. Integral hob and oven with extractor fan above.

### **Bathroom**

Double glazed window to side elevation, radiator, paneled bath with shower over, pedestal wash hand basin and low flush wc.

### **Bedroom One**

Double glazed window to rear elevation and radiator. Fitted wardrobes.

### **Bedroom Two**

Double glazed window to front elevation and radiator. Loft access.

### **Rear Garden**

Fully enclosed rear garden, paved patio area leading to lawn with flower and shrub borders.





Total floor area 96.7 m<sup>2</sup> (1,041 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)

**Connells**

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STOURBRIDGE DY8 1EJ

EPC Rating: Council Tax  
Awaited Band: B

**view this property online [connells.co.uk/Property/SBR313677](http://connells.co.uk/Property/SBR313677)**

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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