



**Connells**

Belle Vue  
Wordsley Stourbridge

# Belle Vue

## Wordsley Stourbridge DY8 5DB

for sale offers over  
**£220,000**



### Property Description

AN ATTRACTIVE CHARACTER COTTAGE SITUATED ON A LOVELY STREET IN WORDSLEY. SET ON A LARGE PLOT WITH STUNNING & GOOD SIZE REAR GARDEN. BEAUTIFULLY PRESENTED THROUGHOUT & READY TO MOVE INTO- Belle Vue links Bells Lane with Arundel Road, Wordsley. The attractive King George V park is on your doorstep along with schools, doctors and local amenities on the nearby Worldly Green shopping precinct.

### To The Front

Brick wall enclosed small courtyard area leads to front door.

### Lounge

Double glazed window to front elevation, front door, fireplace, radiator, wood effect laminate flooring.

### Dining Kitchen

Double glazed window to rear elevation, radiator, tiled floor, a range of wall and base units. Work surfaces incorporating sink unit, gas hob and electric oven with extractor above. Plumbing for automatic washing machine and provision for further domestic appliances. Doors to cellar and lobby.

### Lobby

Double glazed window and door to side elevation, radiator, tiled floor and door to;

### Bathroom

Double glazed window to rear elevation, radiator, paneled bath, shower cubicle, wash hand basin, low flush wc and wall mounted gas combination boiler.

### Cellar

Handy cellar accessed via kitchen. , with plasterboarded walls and currently used as gym.

### Bedroom One

Double glazed window to rear elevation,

### Bedroom One

Double glazed window to rear elevation, radiator and exposed, varnished floorboards.

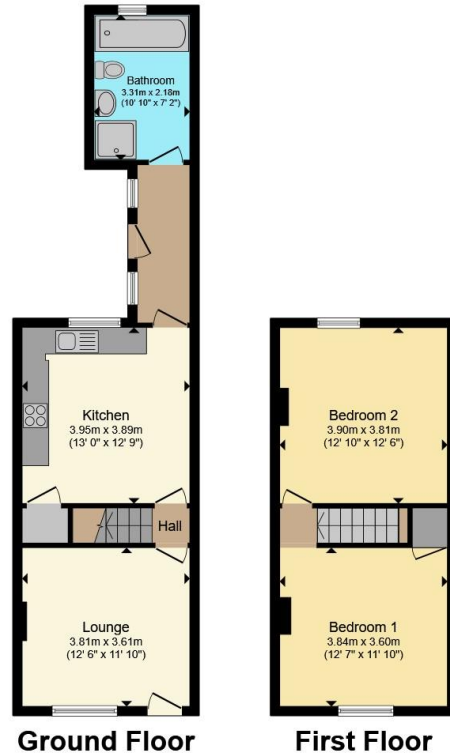
### Bedroom Two

Double glazed window to front elevation and radiator..

### Rear Garden

Fully enclosed rear garden. Paved patio area with pergola, leading to good size lawn area with flower and shrub borders. Rear patio area housing garden shed. Side gate for refuse bins accessible by this property only.





Total floor area 77.4 m<sup>2</sup> (833 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)

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EPC Rating: Council Tax  
 Awaited Band: A

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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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Property Ref: SBR313588 - 0003