



Connells

Bells Lane
Stourbridge



Property Description

Extended semi detached property in Wordsley. This property really needs to be viewed to fully appreciate the improvements made by it's current owners. Large rear extension makes for spacious open plan living with large lounge leading into stunning dining kitchen. Three bedrooms and playroom which could be utilised as an office/study if more appropriate. Well situated with a school and an attractive park and woodland area, locally.

Small refurbishment works are still on-going but the sellers are happy to negotiate price accordingly.

To The Front

Driveway with block paved path to side leading to front door. Gravel garden to side with flower and shrub borders.

Entrance Hallway

Double glazed front door, stairs off to first floor landing, doorway to playroom and door to;

Lounge

Double glazed bay window to the front elevation and radiator. Opening into;

Dining Kitchen

Dining kitchen

Double glazed window and tri bi-fold doors to the rear elevation, radiator, newly fitted kitchen with an exposed feature brick wall to one side and floor to ceiling fronted cupboards. Large granite breakfast bar. Work surfaces incorporating sink unit. Space for range cooker and provision for further domestic appliances.

Play Room

What was originally the kitchen is now a playroom. This has the potential to be utilised as an office/study room with a radiator and understairs cupboard/storage. Door to;

Bathroom

Double glazed window to the front elevation, fully tiled with suite comprising; bath with shower over, vanity wash hand basin and wc. Radiator rail.

Landing

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

Bedroom One

Two double glazed windows to the front elevation and radiator.

Bedroom Two

Good sized bedroom equipped with large double wardrobe which would be staying in the property if required. Double glazed window to the rear elevation and radiator.

Bedroom Three

Double glazed window to the rear elevation and radiator.

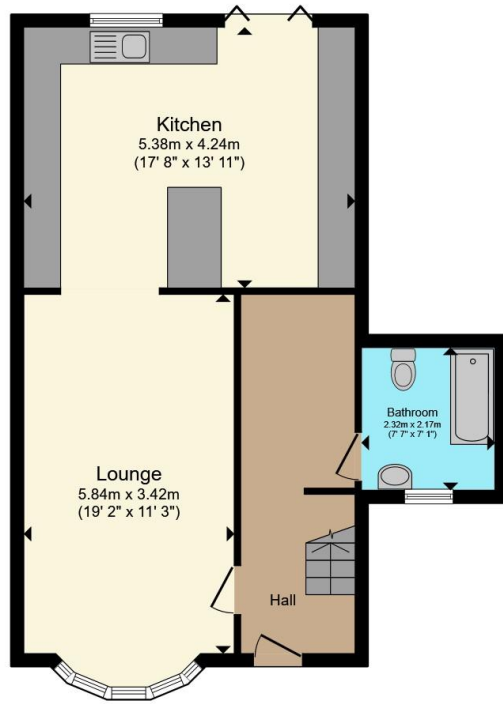
Rear Garden

Fully enclosed rear garden with patio area leading to garden. Gate giving access to large area of extra, communal, parking to rear.

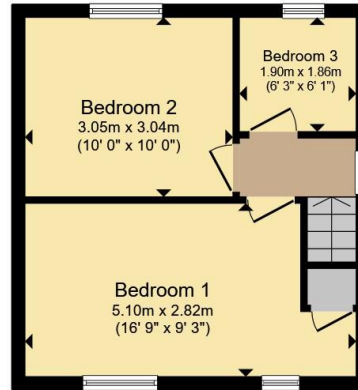
Agents Note;

The sellers wish to point out the property has recently undergone a complete refurbishment and some areas require finishing off. The sellers can either complete the works or negotiate on the price accordingly.





Ground Floor



First Floor

Total floor area 92.4 m² (994 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: C Council Tax
Band: B

view this property online connells.co.uk/Property/SBR313461

Tenure: Freehold



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