



Connells

Grange Lane  
STOURBRIDGE



### Property Description

TRADITIONAL DETACHED PROPERTY OCCUPYING A SUBSTANTIAL PLOT. AVAILABLE WITH NO UPWARD CHAIN DELAY. IN NEED OF MODERNISATION BUT SUBSTANTIALLY EXTENDED TO REAR, SO PROVIDING THE POTENTIAL TO MAKE A STUNNING & SPACIOUS FAMILY HOME. LARGE REAR GARDEN IN NEED OF ATTENTION BUT AGAIN WITH AMAZING POTENTIAL. SITUATED ON GRANGE LANE, STOURBRIDGE WITH SCHOOL & TRAIN STATION VERY CLOSE BY.

### To The Front

Block paved driveway providing off road parking and gates giving side access to the rear garden, lawn to the front with established tree.

### Entrance Porch

Entrance porch leads into;

### Entrance Hallway

Entrance door to the front elevation with hallway and stairs to first floor landing.

### Cloakroom/Shower Room

Double glazed window to the front elevation and suite comprising; shower cubicle, wash hand basin and wc.

### Dining Room

Double glazed bay window to the front elevation.

### Lounge

### Reception Room

Double glazed sliding doors to the rear garden.

### Kitchen

Wall and base units, worktops, stainless steel sink and radiator.

### Cellar

Double glazed porthole window.

### Landing

Stained double glazed window and doors to;

### Bedroom One

Sliding patio doors to the rear elevation and radiator.

### Bedroom Two

Double glazed bay window to the front elevation and radiator.

### Bedroom Three

Double glazed window to the rear elevation and radiator.

### Bedroom Downstairs Four/Study

Double glazed window to the side and rear elevation and radiator.

### Bathroom

Double glazed window to the side elevation and suite comprising; bath, wash hand basin and wc, radiator.

### Rear Garden

Patio leading to the lawn with flower and shrub borders.

## Agents Note

Agents Note: The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.





Total floor area 128.2 m<sup>2</sup> (1,380 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

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EPC Rating: E Council Tax  
 Band: D

**view this property online [connells.co.uk/Property/SBR313124](http://connells.co.uk/Property/SBR313124)**

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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