



Not for marketing purposes INTERNAL USE ONLY

Yardley Street
Stourbridge



Property Description

AN IMPRESSIVE & MUCH IMPROVED SEMI-DETACHED HOUSE. IDYLICALLY SITUATED ON A PARTICULARLY BEAUTIFUL ROW OF PERIOD HOUSES AND WITH THE RIVER STOUR AT THE BOTTOM OF THE ROAD. PLEASANT WALKING ROUTES CLOSE BY WITH AN ABUNDANCE OF BIRDS & TREES. The property has double glazed sliding sash windows, handy cellar, lounge and dining room, galley kitchen, lobby and re-fitted bathroom. There is a lovely, attractive rear garden, ideal for entertaining.

Outside

Small courtyard area to front with side pathway to side leading to gate to the rear garden and front door.

Lounge

Single glazed bay window to front elevation, two radiators and fireplace.

Dining Room

Double glazed door to rear garden, radiator, wood effect laminate flooring and stairs off to first floor landing. Doors to cellar and;

Kitchen

Double glazed window to side, a range of wall and base units. Work surfaces incorporating stainless steel sink unit. Space for gas cooker and provision for further domestic appliances. Leads into;



Lobby

Double glazed door to rear garden, Cupboard housing wall mounted gas combination boiler and plumbing for automatic washing machine. Door to;

Bathroom

Double glazed window to side elevation, radiator and part tiled walls. Suite comprising paneled bath with power shower over, wash hand basin and low flush wc.

Landing

Double glazed sliding sash window to side elevation and doors to bedrooms.

Bedroom One

Double glazed sliding sash window to front elevation and radiator.

Bedroom Two

Double glazed sliding sash window to rear elevation and radiator and overstairs storage cupboard.

Rear Garden

Fully enclosed rear garden with gate to front access. Paved patio area leading to garden with flower and shrub borders.





Total floor area 84.4 m² (909 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

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T 01384 374 545
E stourbridge@connells.co.uk

11B St. Johns Road
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EPC Rating: Awaited
 Council Tax Band: B

Tenure: Freehold



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