



Collis Street, Stourbridge

Offers in the Region Of £235,000

Features:

- Semi detached house
- Three Bedrooms
- Two reception rooms
- Large kitchen/diner with utility
- Family bathroom
- Spacious rear garden
- Driveway
- EPC - D

Description:

This three bedroom semi detached family home, with potential for extension. The property in brief: Entrance porch, entrance hall leading to the spacious lounge with feature fireplace. Lying open to the lounge is the play room, which could also be used as a study. Following on is the spacious kitchen, benefiting from space for a range cooker and fridge/freezer. There is an open plan dining room and a utility space follows. There is also a downstairs WC. Upstairs: Double bedroom one has a built in wardrobe, and there is a double bedroom two. The well-sized bedroom three also benefits from having a storage cupboard. There is a family bathroom with bath and overhead shower. Outside: To the rear is a patio area, followed by lawn. There is also a bark area ideal for children's garden toys. To the front is a driveway and a large storage shed. This property is ideally located for families due to its close proximity to local schooling and parks. Local shops and amenities can be accessed in Amblecote, with further shops and supermarkets being located in Stourbridge town centre. For commuters, there are road links to Birmingham, Merry Hill and Wolverhampton.



Details:

Porch

Entrance Hall

Lounge

11' 9" max x 17' 7" (3.58m x 5.36m)

Play Room

8' 6" x 7' 9" (2.59m x 2.36m)

Kitchen

8' 5" x 16' 7" (2.56m x 5.05m)

Dineing Room

7' 4" x 9' 6" (2.23m x 2.89m)

Utility

9' 5" x 9' 6" (2.87m x 2.89m)

WC

5' 0" x 4' 2" (1.52m x 1.27m)

Bedroom One

10' 3" x 12' 0" (3.12m x 3.65m)

Bedroom Two

12' 0" x 9' 8" (3.65m x 2.94m)

Bedroom Three

7' 2" x 9' 1" (2.18m x 2.77m)

Bathroom

9' 7" max x 5' 4" max (2.92m x 1.62m)

EPC Rating: D

Council Tax Band: B (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.



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Property to sell?

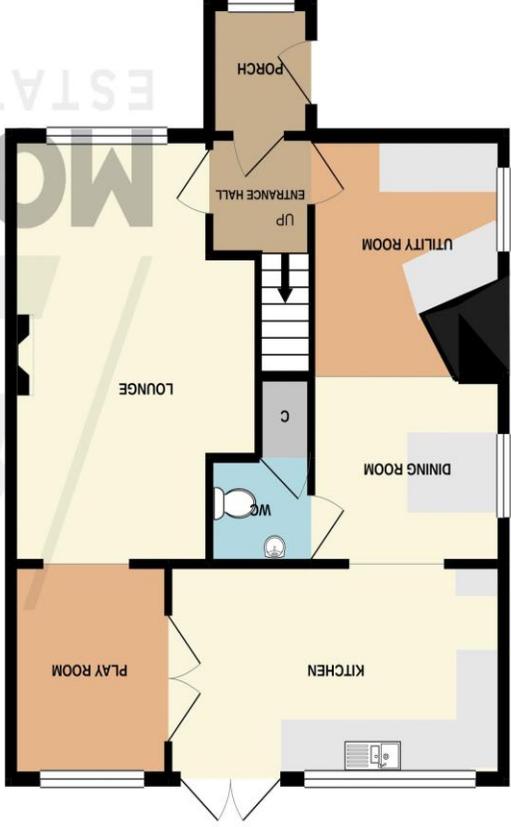
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

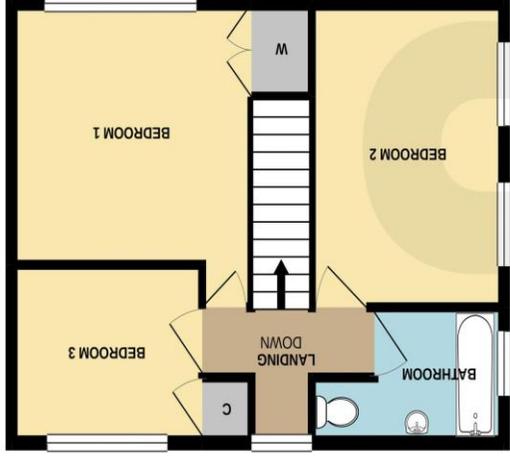
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A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.



GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.

MORGAN ESTATE AGENTS

TOTAL FLOOR AREA : 1048 sq.ft. (97.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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