

for sale

£210,000



## Birds Meadow Brierley Hill DY5 4TB

**\*\*A MOST ATTRACTIVE SEMI DETACHED FAMILY HOME MUCH IMPROVED AND EXTENDED OFFERING SPACIOUS LIVING ACCOMMODATION\*\*NO UPWARD CHAIN\*\***

# Birds Meadow Brierley Hill DY5 4TB

## Entrance Hall

Entrance door to the front elevation, stairs to first floor accommodation, central heating radiator, storage cupboard, doors to

## Cloakroom

Comprising low level w.c., double glazed window to the side.

## Lounge

17' 1" x 11' ( 5.21m x 3.35m )

Double glazed bow window to the front, t.v. point, central heating radiator.

## Reception Two ( Extension )

15' 4" x 9' 5" ( 4.67m x 2.87m )

Double glazed windows & door to rear elevation, tiled floor, space for domestic appliances, plumbing for automatic washing machine.

## Kitchen

10' 7" x 10' 11" ( 3.23m x 3.33m )

A fitted kitchen to comprise a range of wall and base units with roll top work surfaces over, stainless steel sink & drainer unit, electric oven & microwave, electric hob, space for domestic appliances, central heating radiator, tiled floor.



## First Floor

### Landing

Loft access, radiator, double glazed window to the rear, doors to

### Bedroom One

9' 2" x 8' 11" (to wardrobe door) ( 2.79m x 2.72m (to wardrobe door) )

Double glazed window to the rear, radiator.

### Bedroom Two

10' 7" (to wardrobe door ) x 8' 9" ( 3.23m (to wardrobe door ) x 2.67m )

Double glazed window to the rear, radiator.

### Bedroom Three

7' 9" x 9' 1" ( 2.36m x 2.77m )

Double glazed window to the front, built-in wardrobe, radiator.

### Shower Room

Suite to comprise shower cubicle, wash hand basin, low level w.c., tiling, double glazed window to the front.

## Outside

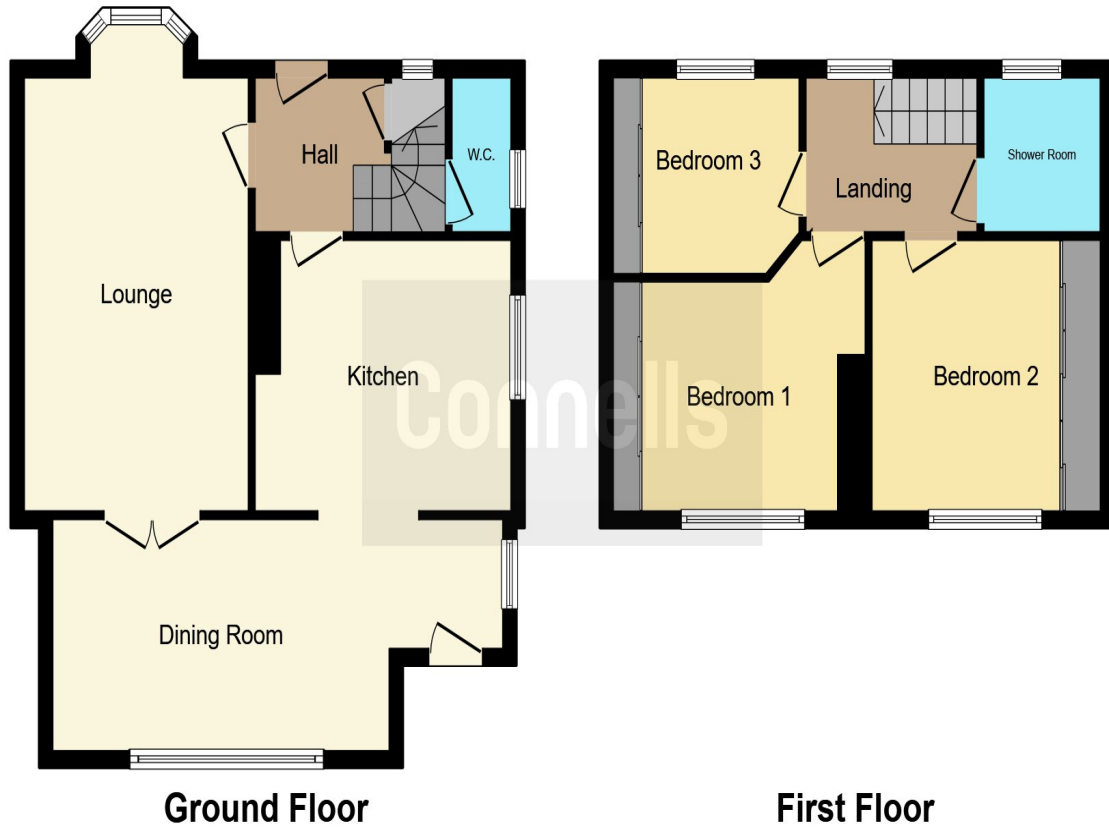
Large frontage with driveway giving off road parking for multiple vehicles, lawn. Rear garden having paved patio area, lawn, gate giving side access.

## Garage

19' 3" x 8' 3" ( 5.87m x 2.51m )

In separate block.





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.focalagent.com](http://www.focalagent.com)

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4 & 5 Stone Street  
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Property Ref: DUD312860 - 0005

**Tenure:** Freehold

**EPC Rating:** D

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