



Connells

West View Tiled House Lane
Brierley Hill

West View Tiled House Lane Brierley Hill DY5 4LT

for sale
£265,000



Property Description

This traditional semi-detached residence is situated in a highly desirable neighbourhood, conveniently near Russell's Hall Hospital. It features generous and well-preserved living spaces, along with the advantage of no upward chain, making it an excellent choice for both first-time buyers and families. The property is also conveniently located near various amenities, including local schools, shops, and bus routes.

Entrance Porch

Double glazed door to the front, double glazed windows to the front & side.

Entrance Hall

Door to the front with stained glass detail, stairs to first floor accommodation, understairs storage cupboard housing boiler, central heating radiator.

Lounge

10' 8" (plus bay) x 10' 8" (3.25m (plus bay) x 3.25m)

Double glazed bay window to the front elevation, gas fire with feature surround, central heating radiator.

Dining Room

10' 9" x 10' 8" (3.28m x 3.25m)

Double glazed patio doors to the rear, central heating radiator.

Kitchen

16' 2" x 6' 3" (4.93m x 1.91m)

A fitted kitchen to include wall and base units with work surfaces over, stainless steel sink & drainer unit with mixer tap over, gas cooker point, plumbing for washing machine, space for domestic appliances, tiling to splashback, central heating radiator, double glazed window to the rear, door to the side leading to conservatory.

Conservatory

8' 9" x 7' 9" (2.67m x 2.36m)

Double glazed windows to the rear & side, double glazed patio doors to the rear leading to garden, central heating radiator.

First Floor

Landing

Loft access, double glazed window to the side.

Bedroom One

11' 5" x 11' 2" (3.48m x 3.40m)

Double glazed window to the rear, central heating radiator.

Bedroom Two

11' (plus bay) x 10' 7" (3.35m (plus bay) x 3.23m)

Double glazed bay window to the front, fitted wardrobes, central heating radiator.

Bedroom Three

7' 7" x 5' 9" (2.31m x 1.75m)

Double glazed window to the front, central heating radiator.

Bathroom

Suite to comprise bath with electric shower over, wash hand basin, low level w.c., tiling, central heating radiator, double glazed window to the rear.

Garage

16' x 7' 8" (4.88m x 2.34m)

Up & over to the front, door to side.

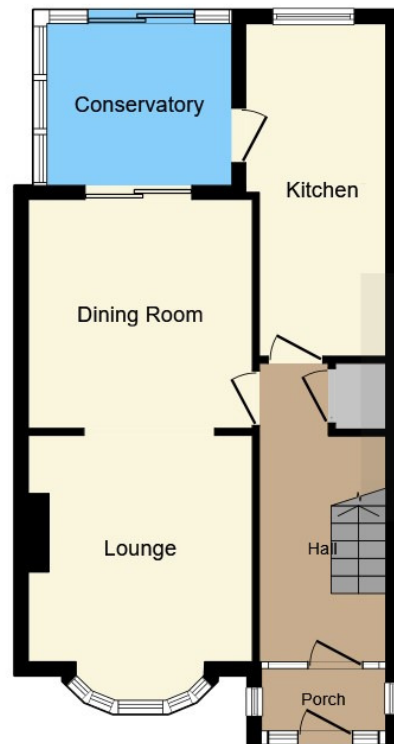
Outside

To the front of the property tarmac driveway giving off road parking, gravel detail, side access to the rear garden. Rear garden having paved patio area, lawned area with various shrubs & borders.

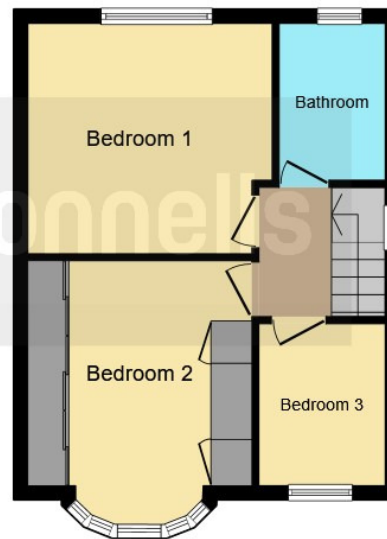




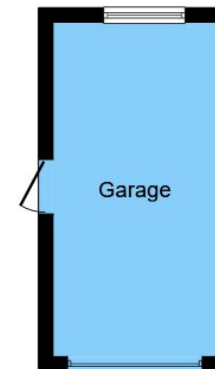




Ground Floor



First Floor



Garage

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

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T 01384 214 770
E dudley@connells.co.uk

4 & 5 Stone Street
 DUDLEY DY1 1NS

EPC Rating: D

Tenure: Freehold

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Property Ref: DUD313574 - 0005