



Connells
connells.co.uk 01394 374 545
FOR SALE

Connells

Gayfield Avenue
Brierley Hill



Property Description

A GOOD SIZE FAMILY HOME ON THE EVER POPULAR WITHYMOOR VILLAGE. THREE BEDROOM SEMI DETACHED PROPERTY OCCUPYING AN ELEVATED POSITION. Briefly comprising; Entrance hallway, lounge, kitchen, three bedrooms and shower room, front and rear gardens and garage en bloc.

To The Front

Lawned foregarden with steps up to the front door.

Entrance Hall

Double glazed front door, radiator and stairs to first floor landing

Lounge

15' 11" x 15' 11" max narrowing to 11' 8" min (4.85m x 4.85m max narrowing to 3.56m min)
Double glazed window to the front elevation, wood effect flooring and radiator.

Kitchen

15' 11" x 7' 10" (4.85m x 2.39m)
Two double glazed windows and double glazed door to the rear garden, a range of wall and base units, worksurfaces with inset stainless steel sink/drainer, electric oven, gas hob and extractor hood, wood effect flooring, radiator and space for dining.

Landing

Double glazed window to the side elevation, loft access and doors to;

Bedroom One

12' 6" x 9' 7" (3.81m x 2.92m)
Double glazed window to the front elevation and radiator.

Bedroom Two

11' 10" x 9' 6" (3.61m x 2.90m)

Double glazed window to the rear elevation and radiator

Bedroom Three

9' 2" x 6' (2.79m x 1.83m)
Double glazed window to the front elevation, wood effect flooring and radiator

Shower Room

Double glazed window to the rear elevation, tiling and suite comprising; shower cubicle, wash hand basin, wc, radiator rail and airing cupboard housing combination boiler

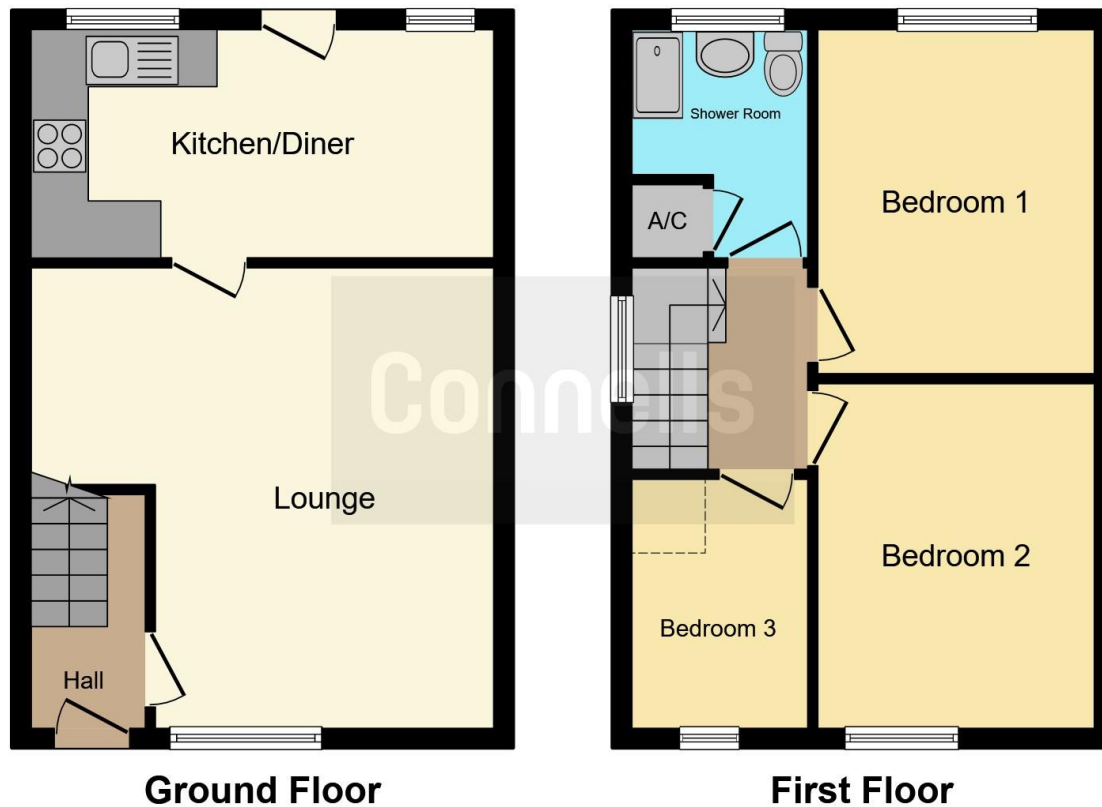
Rear Garden

A paved patio with steps to the lawn with flower and shrub borders.

Garage

16' 5" x 7' 10" (5.00m x 2.39m)
A slip road off Gayfield Avenue leads to a parking area and garage en bloc.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/SBR311225

Tenure: Freehold



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