



**Connells**

Birch Tree Gardens  
Quarry Bank Brierley Hill





### Property Description

AN IMPRESSIVE DORMER BUNGALOW SET IN A TINY CUL-DE-SAC OFF THE EVER POPULAR BIRCH COPPICE, QUARRY BANK. WELL MAINTAINED AND WITH VERSATILE ACCOMMODATION. LARGE PLOT WITH AMPLE DRIVEWAY & ATTRACTIVE REAR GARDEN. SALTWELLS NATURE RESERVE & MERRY HILL SHOPPING CENTRE CLOSE BY!

### To The Front

Block paved driveway leading to front door, side door and garage.

### Entrance Porch

Double glazed. Door leading to;

### Entrance Hall

Radiator, understairs storage cupboard, stairs off to first floor landing and doors to;

### Lounge

13' 10" x 10' 1" ( 4.22m x 3.07m )  
Double glazed French doors to rear garden. Fireplace. Leading into;

### Dining Area

9' 5" x 7' 9" ( 2.87m x 2.36m )  
Double glazed window to rear elevation and radiator.

### Bedroom Two/dining Room

11' 6" x 10' ( 3.51m x 3.05m )  
Double glazed window to front elevation and radiator.

### Kitchen

8' 11" x 8' 2" ( 2.72m x 2.49m )  
Double glazed window to side elevation, radiator, a range of wall and base units. Work surfaces incorporating stainless steel sink unit. Plumbing for automatic washing machine. Integral electric hob with extractor hood above

and oven.

### Landing

Doors to;

### Bedroom One

11' 9" x 10' ( 3.58m x 3.05m )  
Double glazed window to side elevation and radiator.

### Bedroom Three

12' x 9' ( 3.66m x 2.74m )  
Double glazed window to rear elevation and radiator.

### Shower Room

Double glazed window to front elevation, shower cubicle, wash hand basin and low flush w/d. Airing cupboard housing combination boiler. Towel rail radiator.

### Garage

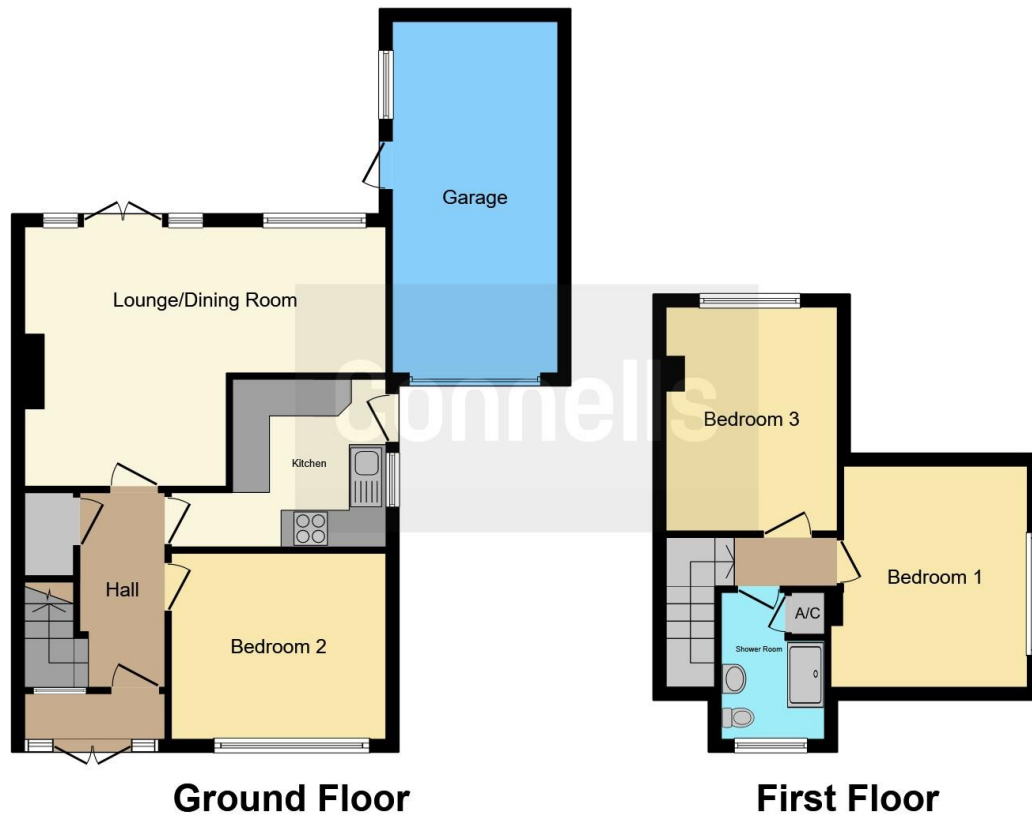
19' 1" x 8' 7" ( 5.82m x 2.62m )  
Electric up and over garage door. Power and lighting. Door to rear garden to side elevation.

### Rear Garden

Fully enclosed rear garden with paved patio area leading to lawn with flower and shrub borders. Inset pathway leading to further paved patio area to rear.







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**

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Tenure: Freehold



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