

# Connells

Birch Tree Gardens Quarry Bank Brierley Hill

## Birch Tree Gardens Quarry Bank Brierley Hill DY5 1AS







#### **Property Description**

AN IMPRESSIVE PROPERTY WITH A DORMER EXTENTION 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.

#### **Emtrance Porch**

Double glazed. Door leading to;

#### Entrance Hall

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

#### Lounge

13' 10<sup>°</sup> 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**

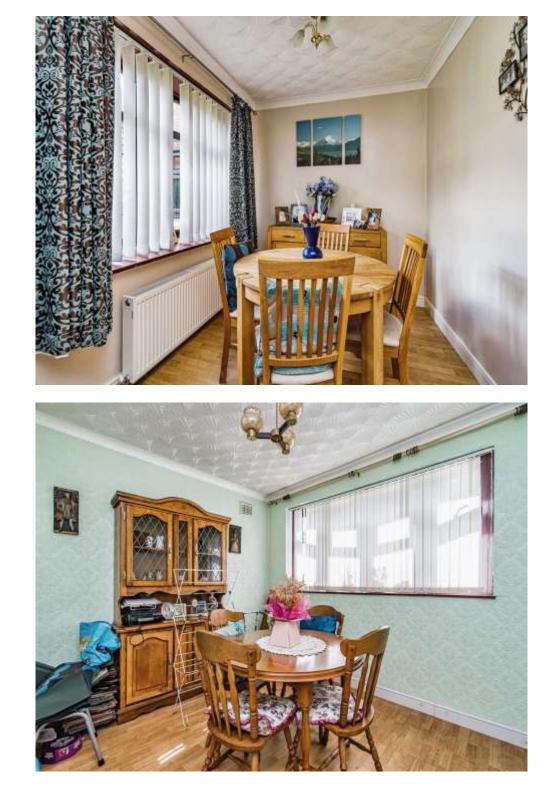
Double glazed window to front elevation, shower cubicle, wash hand basin and low flush w/d. Airing cupboard housing combination boiler. Towel rail radiator.

#### Garage

19' 1"  $\bar{x}$  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

#### T 01384 374 545 E stourbridge@connells.co.uk

11B St. Johns Road STOURBRIDGE DY8 1EJ

EPC Rating: D

view this property online connells.co.uk/Property/SBR311291





Tenure: Freehold





1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SBR311291 - 0011