



Connells

Barbrook Drive  
Brierley Hill



### Property Description

A FIRST FLOOR MAISONETTE SITUATED ON A VERY POPULAR CUL-DE-SAC WITH AMPLE LOCAL AMENITIES NEARBY & A SHORT DISTANCE FROM TOWN. CURRENTLY STILL WITH ORIGINAL LEASE WITH CIRCA 56 YEARS REMAINING. IN NEED OF UPDATING BUT WITH DOUBLE GLAZING DONE. OFFERED AT A GREAT PRICE & WOULD MAKE AN IDEAL INVESTMENT OPPORTUNITY OR DOWNSIZE.

### Entrance Hallway

Entrance door with stairs to first floor and door to;

### Lounge

14' 3" x 12' 7" ( 4.34m x 3.84m )  
Double glazed window to the front elevation and wall mounted electric fire.

### Kitchen

11' 8" x 5' 2" ( 3.56m x 1.57m )  
Double glazed window to the rear elevation, wall and base units with worksurfaces and stainless steel sink/drainer, gas cooker and airing cupboard.

### Bedroom

11' 1" x 9' 3" plus recess narrowing to ( 3.38m x 2.82m plus recess narrowing to )  
Double glazed window to the rear elevation and fitted wardrobes

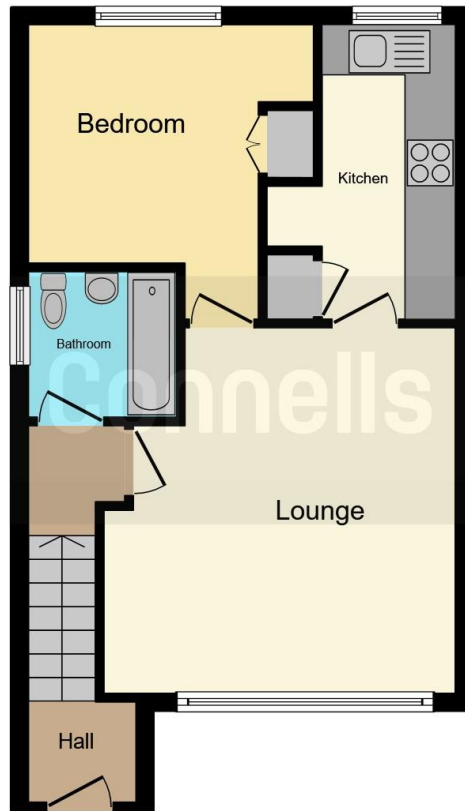
### Bathroom

Double glazed window to the side elevation, part tiled with suite comprising; bath with shower over, wash hand basin and wc

### Outside

Driveway and gardens to the property providing off road parking





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

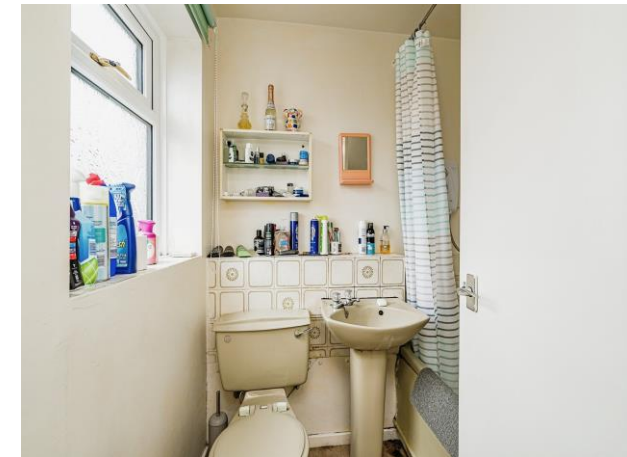
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**EPC Rating: D**

**view this property online [connells.co.uk/Property/SBR311377](http://connells.co.uk/Property/SBR311377)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1979. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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.

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