



Connells

Madison Avenue
Brierley Hill



Property Description

AN IMPRESSIVE MODERN & PARTICULARLY SPACIOUS END TOWNHOUSE. SITUATED DIRECTLY NEXT TO MERRY HILL SHOPPING CENTRE. VERSATILE ACCOMMODATION. AVAILABLE WITH NO UPWARD CHAIN DELAY. WELL PRESENTED THROUGHOUT.

Approach

Allocated parking and visitor space directly to front of property.

Entrance Hallway

Entrance door to the front elevation, hallway leading to various rooms and understairs cupboard

Study

7' 10" x 7' 3" (2.39m x 2.21m)
Double glazed window to the front and side elevation.

Cloakroom

Suite comprising; wash hand basin and wc

Dining Room

20' 4" x 18' 1" (6.20m x 5.51m)
Double glazed window and french doors to the side elevation

Kitchen

11' 2" x 10' 4" (3.40m x 3.15m)
Double glazed window to the rear and side elevationDouble glazed window to the rear and side elevation, a range of wall and base units, worksurfaces with one and a half bowl stainless steel sink/drainers, gas hob and oven with extractor hood

Landing

Radiator and airing cupboard

Lounge/bedroom Four

13' 6" x 11' 6" plus recess (4.11m x 3.51m plus recess)
Double glazed bay to the side elevation and further double glazed windows to the side and front elevation. Radiator.

Bedroom One

14' 1" x 11' 6" (4.29m x 3.51m)
Double glazed windows to the rear and side elevations and radiator.

Ensuite

Double glazed window to the front elevation; shower cubicle, wash hand basin and wc. Radiator

Second Floor Landing

Bedroom Two

11' 10" x 11' 2" (3.61m x 3.40m)
Double glazed window to front elevation and radiator. Door to;

Ensuite

Double glazed window to the side elevation and suite comprising shower cubicle, wash hand basin, wc and radiator rail.

Bedroom Three

11' 2" x 10' 10" (3.40m x 3.30m)
Double glazed window to rear elevation and radiator.

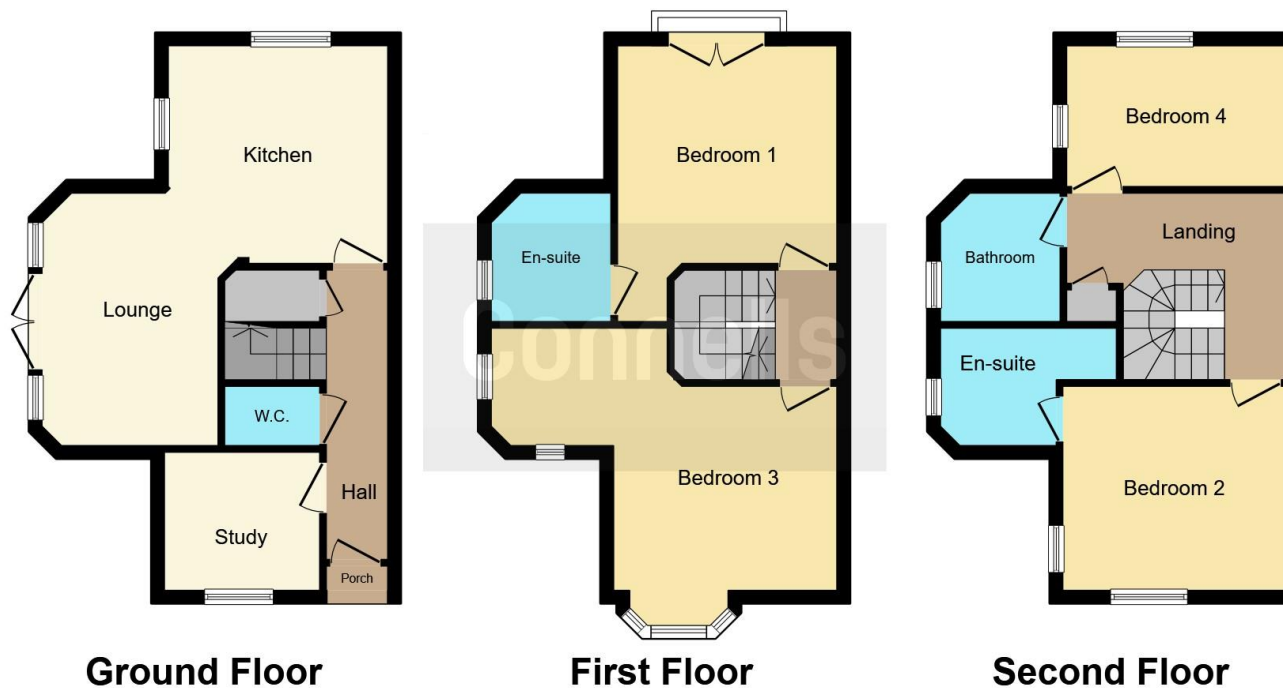
Bathroom

Double glazed window to the front elevation and suite comprising; bath, wash hand basin,wc and radiator rail.

Rear Garden

Fully enclosed rear garden with a patio area leading to the lawn.





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: C

view this property online [connells.co.uk/Property/SBR311638](https://www.connells.co.uk/Property/SBR311638)

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2002. 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.

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Property Ref: SBR311638 - 0011