



Connells

New Street  
Quarry Bank Brierley Hill



### Property Description

A FANTASTIC OPPORTUNITY TO PURCHASE A SPACIOUS MODERN SEMI-DETACHED PROPERTY, CLOSE TO ALL LOCAL AMENITIES SUCH AS THE HIGH STREET & MERRYHILL. THIS PROPERTY ALSO INCLUDES AN OUTBUILDING WITH GREAT POTENTIAL AND LOW MAINTENANCE REAR GARDEN.

### Entrance Hallway

Entrance door to the front elevation leads into the walk around hallway with radiator and doors to;

### Lounge

15' 6" x 12' 7" ( 4.72m x 3.84m )  
Double glazed window to the rear and side elevation, radiator and stairs to first floor landing

### Kitchen

9' 2" x 8' 7" ( 2.79m x 2.62m )  
Double glazed window and door to the side elevation, wall and base units, worksurfaces with inset sink/drain, electric oven and hob with cooker hood, radiator and wood effect flooring.

### Bathroom

Double glazed window to the rear elevation, fully tiled with suite comprising; bath with shower over, wash hand basin, wc, heated towel rail and wood effect flooring.

### Landing

Stairs to first floor and doors to;

### Bedroom One

12' 8" max x 12' 6" ( 3.86m max x 3.81m )  
Double glazed window to the rear elevation, radiator and door to ensuite

### Bedroom Two

12' 8" max x 12' 2" ( 3.86m max x 3.71m )  
Double glazed window to the front elevation and radiator

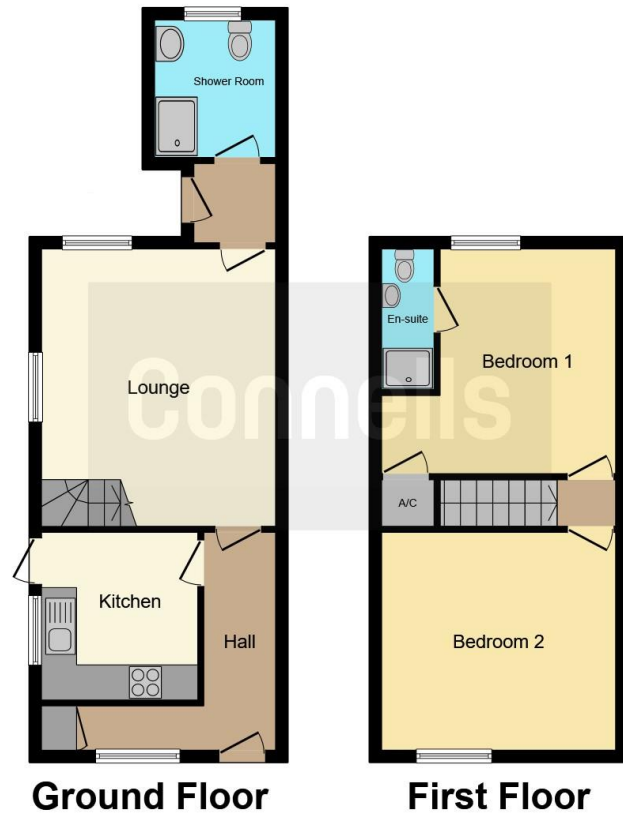
### Rear Garden

Patio to the rear with steps leading up to further patio area.

### Outhouse

Outbuilding to the rear of the garden with electric supply.





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](mailto:stourbridge@connells.co.uk)**

11B St. Johns Road  
 STOURBRIDGE DY8 1EJ

**EPC Rating: Awaited**

**view this property online [connells.co.uk/Property/SBR311156](http://connells.co.uk/Property/SBR311156)**

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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SBR311156 - 0002