



Connells

Oakhill Drive  
Brierley Hill





### Property Description

AN IMPRESSIVE, MODERN, DETACHED PROPERTY SITUATED IN A MUCH SOUGHT AFTER LOCATION. LARGE & VERSATILE ACCOMMODATION WITH FIVE FIRST FLOOR BEDROOMS, HUGE LOUNGE, DINING ROOM, KITCHEN, UTILITY ROOM & CONSERVATORY. GOOD SIZE DRIVEWAY, GARAGE & ATTRACTIVE REAR GARDEN.

### To The Front

Block paved driveway providing off road parking leads to the front of the property with gated side access to the rear garden.

### Entrance Hallway

Double glazed entrance door to the front elevation, radiator, stairs to first floor landing and doors to;

### Cloakroom

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

### Lounge

18' 1" x 12' 7" ( 5.51m x 3.84m )  
Double glazed bow window to the front elevation, feature fireplace and radiator.

### Dining Room

10' 9" x 8' 3" ( 3.28m x 2.51m )  
Double glazed patio doors to the rear elevation and radiator.

### Kitchen

10' 9" x 7' 5" ( 3.28m x 2.26m )  
Double glazed window to the rear elevation, a range of wall and base units, under cupboard lighting, granite worksurfaces with inset "Belfast" sink, tiled flooring and walls. Range cooker. Integrated fridge and dishwasher. Walk-in pantry with lighting and shelves.

### Conservatory

10' 11" x 8' ( 3.33m x 2.44m )  
Double glazed conservatory to the rear elevation

### Utility Room

7' 10" x 6' 5" ( 2.39m x 1.96m )  
Double glazed window to the rear elevation, wall and base units with granite worktops and "Belfast" sink. Integrated tumble dryer and plumbing for washing machine.

### Landing

Doors to bedrooms and bathroom, loft access and storage cupboard

### Bedroom One

13' x 9' 5" ( 3.96m x 2.87m )  
Two double glazed windows to the front elevation, fitted wardrobes and radiator.

### Bedroom Two

12' 1" x 7' 10" ( 3.68m x 2.39m )  
Double glazed window to the front elevation and radiator.

### Bedroom Three

9' 2" x 8' 10" ( 2.79m x 2.69m )  
Double glazed window to the rear elevation, fitted wardrobes and radiator.

### Bedroom Four

8' 9" x 6' 8" ( 2.67m x 2.03m )  
Double glazed window to the rear elevation and radiator.

### Bedroom Five

9' x 8' ( 2.74m x 2.44m )  
Double glazed window to the rear elevation and radiator.



## Shower Room

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

## Garage

18' 1" x 8' ( 5.51m x 2.44m )

Roller doors into the garage which has power and lights.

## Rear Garden

A paved patio leads to the lawn with various mature shrubs and pond. Garden shed and greenhouse. Outdoor tap.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

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Tenure: Freehold



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