



**Connells**

Hordern Crescent  
Brierley Hill



### Property Description

AN IMPRESSIVE SEMI DETACHED PROPERTY OCCUPYING A LARGE PLOT WITH AMPLE OFF ROAD PARKING & REAR GARDEN. WELL MAINTAINED AND WITH EXTRA LIVING ACCOMMODATION TO SIDE WITH GARAGE CONVERTED TO A ROOM WITH EXTRA STORAGE SPACE TO REAR IDEAL FOR HOME OFFICE OR GYM. NO UPWARD CHAIN DELAY.

### To The Front

#### Entrance

Double glazed entrance door to the front elevation, wood effect flooring and radiator.

#### Lounge

15' 6" x 12' 10" ( 4.72m x 3.91m )  
Double glazed bow window to the front and side elevation, feature fireplace and radiator.

#### Dining Room

12' 3" x 7' 4" ( 3.73m x 2.24m )  
Double glazed windows to the front and side elevation and radiator.

#### Kitchen

15' 5" x 9' 2" ( 4.70m x 2.79m )  
Two double glazed windows and double glazed french doors to the rear elevation, a range of wall and base units, worktops with inset one and a half bowl sink/drainers and radiator.

#### Utility Room

13' 11" x 10' 10" ( 4.24m x 3.30m )  
Useful utility room with wall and base units

### Landing

Doors to bedrooms and bathroom, access to loft (part boarded)

### Bedroom One

9' 10" x 8' 10" ( 3.00m x 2.69m )  
Double glazed window to the front elevation and radiator.

### Bedroom Two

9' 11" x 8' 11" ( 3.02m x 2.72m )  
Double glazed window to the rear elevation, fitted wardrobes and radiator.

### Bedroom Three

10' 9" x 6' 2" ( 3.28m x 1.88m )  
Double glazed window to the front elevation and radiator.

### Bathroom

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

### Rear Garden

Block paved patio area to the rear of the property with steps leading to the lawn.





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)

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: D**

**view this property online [connells.co.uk/Property/SBR311804](http://connells.co.uk/Property/SBR311804)**



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: SBR311804 - 0004