



**Connells**

Buttermere Close  
Brierley Hill



### Property Description

A BEAUTIFUL 4 BEDROOM DETACHED PROPERTY ON THE LAKESIDE ESTATE, WITH LARGE DRIVEWAY AND DOUBLE GARAGE. SPACIOUS FAMILY HOME IN A QUIET CUL-DE-SAC LOCATION WITH LOCAL AMENITIES NEARBY

### To The Front

To the front of the property is a block paved driveway providing off road parking for numerous vehicles and shaped lawn area.

### Entrance Porch

Double glazed entrance door with glazed side panels leads into the entrance porch

### Entrance Hallway

Entrance door leads into the hallway with stairs to first floor and doors to;

### Cloakroom

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

### Lounge

18' 9" x 11' 4" ( 5.71m x 3.45m )  
Double glazed window to the front elevation, radiator and double glazed french doors with glazed side panels to the rear elevation.

### Dining Room

9' 7" x 9' 6" ( 2.92m x 2.90m )  
Double glazed window to the rear elevation and radiator.

### Kitchen

16' 3" x 8' 10" ( 4.95m x 2.69m )  
Double glazed window to the rear elevation, window to the side and door to utility, wall and base units with worksurfaces and inset sink/drain, electric oven, gas hob and cooker hood.

### Utility Room

8' x 6' 4" ( 2.44m x 1.93m )  
Double glazed window and french doors to the side elevation.

### Conservatory

15' 9" x 7' 2" ( 4.80m x 2.18m )  
Double glazed conservatory to the rear elevation with french doors to the garden.

## Landing

Double glazed window to the side elevation, radiator and doors to bedrooms and bathroom

## Bedroom One

11' 8" x 11' 4" ( 3.56m x 3.45m )

Double glazed window to the rear elevation, built in wardrobe and radiator.

## Bedroom Two

11' 8" x 9' 8" ( 3.56m x 2.95m )

Double glazed window to the rear elevation and radiator.

## Bedroom Three

11' 4" x 6' 10" ( 3.45m x 2.08m )

Double glazed window to the front elevation and radiator.

## Bedroom Four

9' 7" max x 7' ( 2.92m max x 2.13m )

Double glazed window to the rear elevation and radiator

## Bathroom

Double glazed window to the side elevation; tiling to floor and walls and suite comprising, bath, walk in shower, wash hand basin, wc and extractor fan.

## Double Garage

### Garage Space A

16' 9" x 7' 5" ( 5.11m x 2.26m )

Up and over door with lights and power.

### Garage Space B

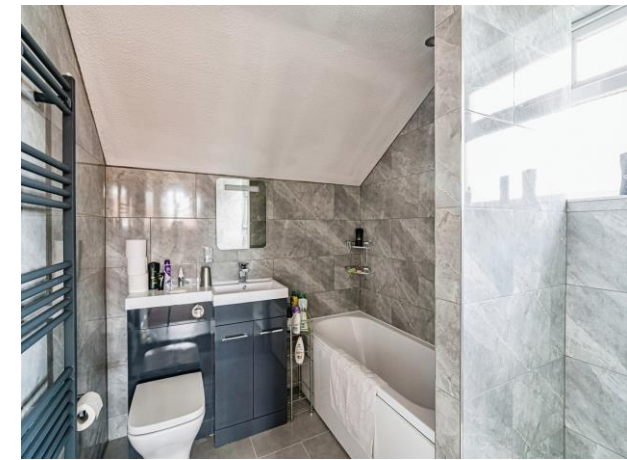
18' 7" x 8' 6" ( 5.66m x 2.59m )

Up and over door with lights and power

## Rear Garden

Fully enclosed rear garden comprising of a decking area 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: B**

**view this property online [connells.co.uk/Property/SBR311416](http://connells.co.uk/Property/SBR311416)**

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: SBR311416 - 0004