



Connells

Merry Hill  
Brierley Hill



### Property Description

A FANTASTIC OPPORTUNITY TO PURCHASE A SPACIOUS DETACHED PROPERTY WITH LOTS OF POTENTIAL. GREAT FOR PEOPLE LOOKING TO INVEST IN THE AREA. POPULAR LOCATION WITH MERRY HILL SHOPPING CENTRE CLOSE BY AND TRANSPORT LINKS TO DUDLEY, STOURBRIDGE & KINGSWINFORD

Window to the side elevation with Shower cubicle, wc and wash hand basin with part tiling.

### Rear Garden

Spacious lawned rear garden with side access to the front.

### Lounge

12' 6" x 11' 9" ( 3.81m x 3.58m )

Window to the front elevation with fireplace and radiator.

### Dining Room

12' 3" x 9' 3" ( 3.73m x 2.82m )

Window to the rear elevation with fireplace and radiator. Stairs leading to first floor landing.

### Kitchen

11' 5" x 8' 3" ( 3.48m x 2.51m )

Window to the side, french doors to the rear elevation and central heating system with sink/drainer

### Landing

Loft access and doors leading to Bedrooms & bathroom.

### Bedroom One

12' 6" x 12' ( 3.81m x 3.66m )

Two windows to the front elevation with radiator.

### Bedroom Two

12' 2" x 9' 6" ( 3.71m x 2.90m )

Window to the rear elevation.

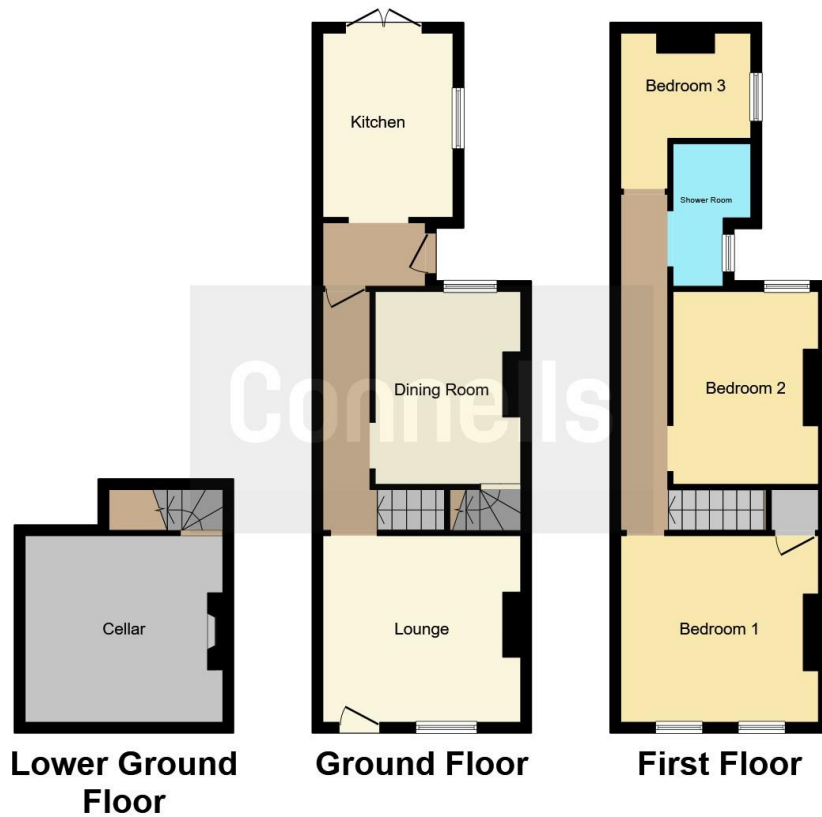
### Bedroom Three

8' 4" x 7' 6" ( 2.54m x 2.29m )

Double glazed window to the rear elevation

### Bathroom





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: E**

**view this property online [connells.co.uk/Property/SBR311946](http://connells.co.uk/Property/SBR311946)**

Tenure: Freehold



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Property Ref: SBR311946 - 0007