



Connells

Marbury Mews
Brierley Hill



Property Description

A DELIGHTFUL 3 BEDROOM DETACHED PROPERTY LOCATED IN A CUL-DE-SAC IN THE BRIERLEY HILL AREA, LOCAL AMENITIES INCLUDE SCHOOLS AND SHOPS. THIS FABULOUS PROPERTY HAS GREAT POTENTIAL TO EXTEND OVER THE REAR AND THE SIDE TO CREATE MORE BEDROOMS OR MORE LIVING SPACE UPSTAIRS. Briefly comprising a lounge, dining room, kitchen, utility room and office space. A great sized garage and spacious garden. The first floor contains 3 bedrooms and the family bathroom.

To The Front

Shrubbery to the side of the property with a path leading to side gate access, driveway parking for 2 cars and access to the garage and the front door of the property.

Entrance Hall

Double glazed window to the front elevation, doors to the lounge and kitchen and stairs to the first floor.

Lounge

15' 6" x 10' (4.72m x 3.05m)
Double glazed window to the front elevation, central heating radiator and double glazed doors leading to the dining room.

Dining Room

9' 6" x 16' 4" (2.90m x 4.98m)
Double glazed french doors to the rear elevation, double glazed window to the side and rear elevation, central heating radiator and a door leading to the utility room.

Downstairs Wc

WC, wash hand basin and central heating radiator.

Utility Room

9' 6" x 11' 2" (2.90m x 3.40m)

Double glazed door to the rear, double glazed window to the rear elevation, stainless steel sink.

Kitchen

15' 5" x 10' 7" (4.70m x 3.23m)
Double glazed windows front and rear, double glazed door to utility room. Wall and base units, worktops with inset stainless steel sink, Integrated electric oven, gas hob, oven, and fridge. Central heating radiator

Study

9' 6" x 6' 4" (2.90m x 1.93m)
Double glazed window to the rear elevation.

Bedroom 1

15' 6" x 10' 1" (4.72m x 3.07m)
Double glazed window to the front and rear elevation, central heating radiator.

Bedroom 2

10' 9" x 8' 4" (3.28m x 2.54m)
Double glazed window to the front elevation, central heating radiator.

Bedroom 3

6' 9" x 8' 10" Plus Cupboard (2.06m x 2.69m Plus Cupboard)
Double glazed window to the rear elevation, central heating radiator and built in cupboard.

Bathroom

Bath with a shower over, WC, wash hand basin, double glazed window to the front elevation, extractor fan, central heating radiator.

Garage

18' 4" x 8' 2" (5.59m x 2.49m)
Up and over door, power and lights, boiler.

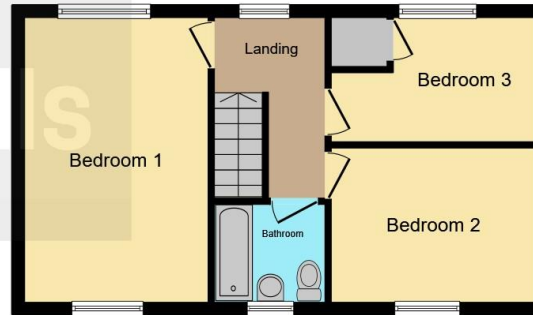
Rear Garden

Patio from the rear of the property surrounding the lawn, the corner of the lawn ideal for a seating area, a tiered patio to the side of the property leading to the shed.





Ground Floor



First Floor

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

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Tenure: Freehold



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