



**Connells**

Woods Crescent  
Brierley Hill



### Property Description

A FANTASTIC OPPORTUNITY TO PURCHASE A WELL PRESENTED SPACIOUS STARTER HOME IN THE QUIET CUL-DE-SAC LOCATION IN QUARRY BANK. THIS PROPERTY IS IDEAL FOR FIRST TIME BUYERS AND FAMILIES WITH LOCAL AMENITIES AND SCHOOLS CLOSE BY.

### To The Front

Off road parking with steps up to the front of the property, wrought iron fencing and pathway to front door with side access to the rear garden.

### Entrance Hallway

Double glazed window to the side elevation, wood effect flooring, radiator and doors to;

### Lounge

10' 8" x 10' 2" ( 3.25m x 3.10m )  
Double glazed window to the front elevation, wood effect flooring, electric fire and radiator.

### Kitchen

16' 7" x 12' 4" ( 5.05m x 3.76m )  
Spacious fitted dining kitchen comprising of a double glazed window to the rear elevation, wall and base units, worktops with tiled splashbacks, inset sink/drain, electric oven and induction hob, cooker hood, dishwasher, breakfast bar, tiled floor and feature radiator.

### Landing

Stairs to first floor landing and doors to bedrooms and bathroom.

### Bedroom One

13' 6" x 9' 11" ( 4.11m x 3.02m )  
Double glazed window to the front elevation, fitted bedroom units and radiator.

### Bedroom Two

10' 7" x 9' 8" ( 3.23m x 2.95m )  
Double glazed window to the rear elevation and radiator.

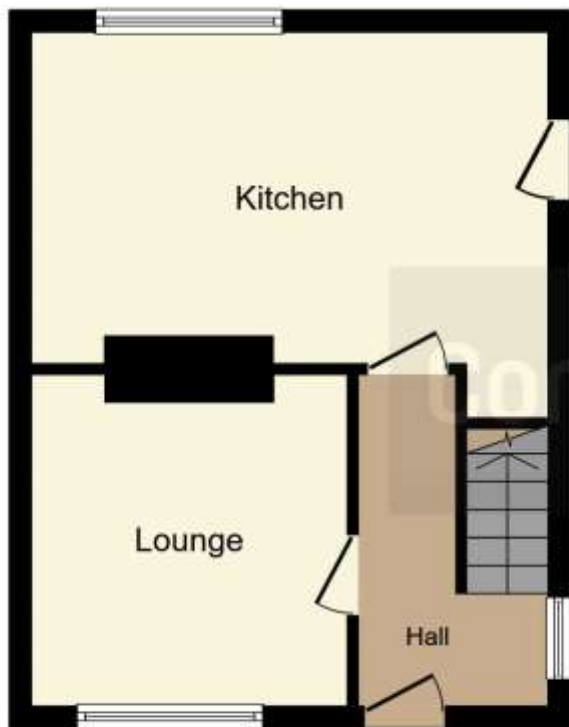
### Bathroom

Double glazed obscure window to the side elevation and suite comprising; bath with shower over, wash hand basin, wc all with tiled splashbacks and radiator.

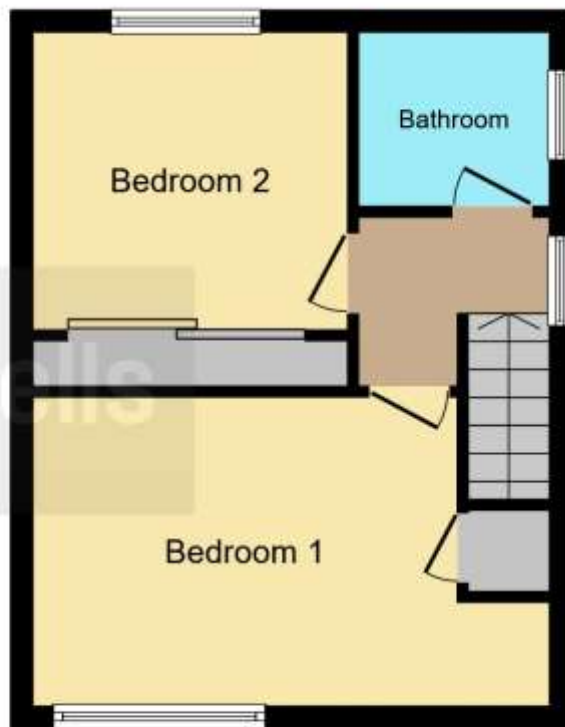
### Rear Garden

Paved patio area leading to the lawn with pergola and decking area, surrounded by various established trees and shrubs.





**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](http://www.focalagent.com)



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**EPC Rating: D**

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Tenure: Freehold



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