



Edwinstowe Close BRIERLEY HILL DY5 1BF

for sale offers in the region of
£249,500



Property Description

THIS LOVELY 3 BEDROOM DETACHED PROPERTY IS AN IDEAL FAMILY HOME, MODERNISED THROUGHOUT WITH SPACIOUS LIVING AREAS. WITH THE SALTWELLS NATURE RESERVE ON THE DOORSTEP AND THE MERRY HILL SHOPPING CENTRE NEARBY IT IS IN A FANTASTIC LOCATION. Briefly comprising: an entrance hall with a downstairs WC and a door to the rear garden, a lounge area leading into a verander and the rear garden and a kitchen/diner. Upstairs is the family bathroom and 3 bedrooms.

To The Front

Block paved pathway around the house, small shrubbery area and three parking spaces to the side of the property.

Entrance Hallway

Entrance door to the front elevation, stairs to first floor, double glazed door to the rear garden and doors to;

Cloakroom

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

Lounge

15' 11" x 9' 11" (4.85m x 3.02m)
Double glazed window to the front elevation, radiator and double glazed french doors to the rear elevation.

Kitchen

15' 11" x 9' 8" (4.85m x 2.95m)
Double glazed windows to the front and side elevation, a range of wall and base units with worksurfaces and inset sink/drain, electric oven, gas hob and cooker hood and radiator.

Verandah

14' 9" x 8' 4" (4.50m x 2.54m)

Leading from the lounge and overlooking the garden with power and lights.

Landing

Double glazed window to the rear elevation, loft access and doors to bedrooms and bathroom

Bedroom One

13' 9" x 9' 5" (4.19m x 2.87m)
Double glazed window to the front elevation and radiator

Bedroom Two

9' 7" x 6' 8" (2.92m x 2.03m)
Double glazed window to the side elevation and radiator

Bedroom Three

13' 7" max x 6' 1" plus recess (4.14m max x 1.85m plus recess)
Double glazed window to the front elevation and radiator.

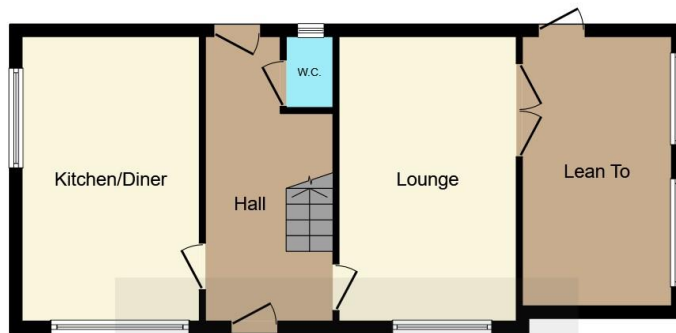
Bathroom

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

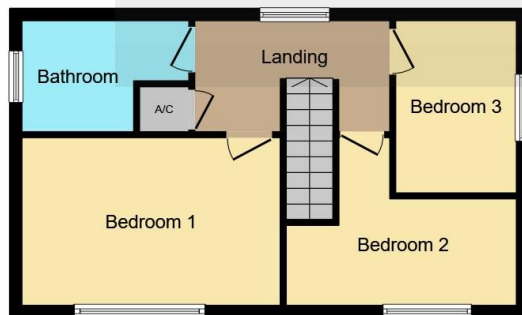
Rear Garden

Block paved area to the rear leading to a small lawn





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

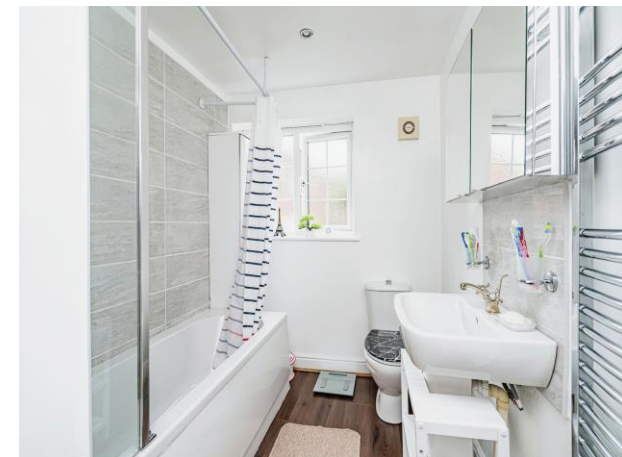
To view this property please contact Connells on

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EPC Rating: C Council Tax
 Band: C

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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.

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Property Ref: SBR310839 - 0010