



**Connells**

Barsham Drive  
BRIERLEY HILL



### Property Description

AN IMPRESSIVE & GOOD SIZE FAMILY HOME. OCCUPYING A CORNER PLOT ON WITHYMOOR VILLAGE. STUNNING THROUGHOUT & READY TO MOVE INTO. LARGE GROUND FLOOR MAIN BEDROOM WITH AMAZING, MODERN EN-SUITE BATHROOM. HUGE GROUND FLOOR ACCOMMODATION SCHOOLS VERY CLOSE BY.

### To The Front

Driveway to the front of the property providing off road parking.

### Entrance Hallway

Double glazed entrance door to the front elevation and doors to;

### Lounge

15' 6" x 13' ( 4.72m x 3.96m )  
Double glazed window to the front elevation, stairs off to first floor, wood effect flooring and feature radiator.

### Kitchen

11' 7" x 10' 3" max ( 3.53m x 3.12m max )  
Double glazed french doors and window to the rear elevation, fitted kitchen with a range of wall and base units, electric oven, hob and cooker hood, worksurfaces with inset sink/drainers, space for white goods, tiled flooring and feature radiator.

### Landing

Double glazed window to the side elevation, airing cupboard, access to loft and doors to bedrooms and bathroom

### Bedroom One

17' 2" x 10' 5" max ( 5.23m x 3.17m max )  
Double glazed window to the front elevation, feature radiator and door to ensuite

### Ensuite

Double glazed window to the side elevation, tiled floor and suite comprising of a spa bath, wash hand basin, wc, and feature radiator.

### Bedroom Two

10' 4" x 8' 9" ( 3.15m x 2.67m )  
Double glazed window to the rear elevation and radiator.

### Bedroom Three

12' 11" x 8' 5" ( 3.94m x 2.57m )  
Double glazed window to the front elevation and radiator

### Bedroom Four

8' 7" x 6' 10" ( 2.62m x 2.08m )  
Double glazed window to the front elevation and radiator.

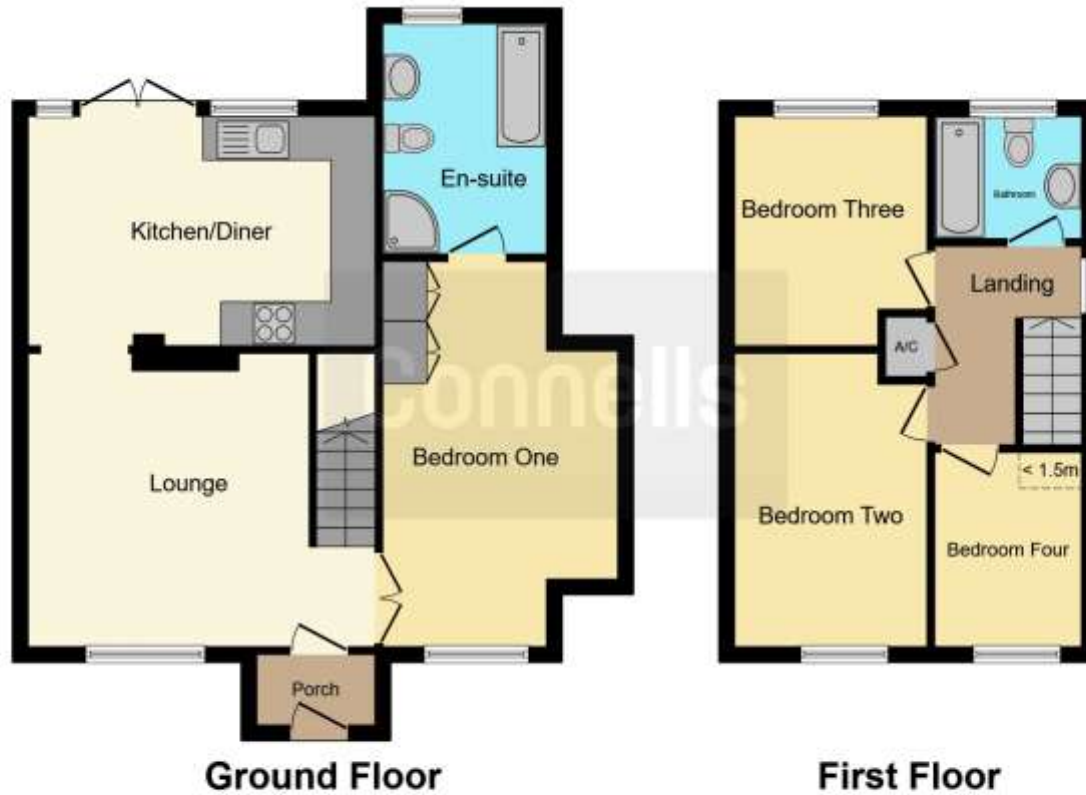
### Bathroom

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

### Rear Garden

Fully enclosed rear garden comprising of a paved patio with steps





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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**T 01384 374 545**  
**E [stourbridge@connells.co.uk](mailto:stourbridge@connells.co.uk)**

11B St. Johns Road  
 STOURBRIDGE DY8 1EJ

**EPC Rating: Awaited**

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Tenure: Freehold



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