



Not for marketing purposes INTERNAL USE ONLY

High Street  
Brockmoor Brierley Hill



### Property Description

A BEAUTIFUL 3 BED END-TERRACED PROPERTY LOCATED IN BRIERLEY HILL WITH PLENTY OF LOCAL AMENITIES NEARBY INCLUDING SCHOOLS AND SHOPS, RECENTLY MODERNISED THROUGHOUT BY THE CURRENT OWNER THIS PROPERTY IS IDEAL FOR FIRST TIME BUYERS. NO ONWARD CHAIN DELAY. Briefly comprising; a lounge, dining room, kitchen, family bathroom, rear garden. Leading upstairs to the 3 bedrooms.

### Entrance Hallway

Double glazed window and entrance door to the side elevation, doors to;

### Lounge

15' 2" max x 12' 3" max ( 4.62m max x 3.73m max )

Entrance door to the front elevation, double glazed window to the front elevation and radiator.

### Dining Room

14' 7" max x 11' 7" max ( 4.45m max x 3.53m max )

Double glazed window to the rear elevation, radiator and stairs to first floor

### Kitchen

11' 4" x 10' 10" ( 3.45m x 3.30m )

Double glazed window to both sides, refitted kitchen with a range of wall and base units, worksurfaces with inset sink/drainers and radiator

### Utility Room

6' x 5' 6" ( 1.83m x 1.68m )

Radiator and doors to; bathroom, cloakroom and rear garden.

### Bathroom

Double glazed window to the rear elevation, part tiled with suite comprising; bath with shower over, wash hand basin, wc and

radiator

### Cloakroom

Double glazed window to the rear elevation, radiator and suite comprising;

### Landing

Doors to bedrooms

### Bedroom One

15' 1" max x 12' 3" max ( 4.60m max x 3.73m max )

Double glazed window to the front elevation and radiator

### Bedroom Two

11' 6" x 11' 6" ( 3.51m x 3.51m )

Double glazed window to the rear elevation and radiator

### Bedroom Three

11' 8" max x 8' 4" max ( 3.56m max x 2.54m max )

Double glazed window to the side elevation and radiator

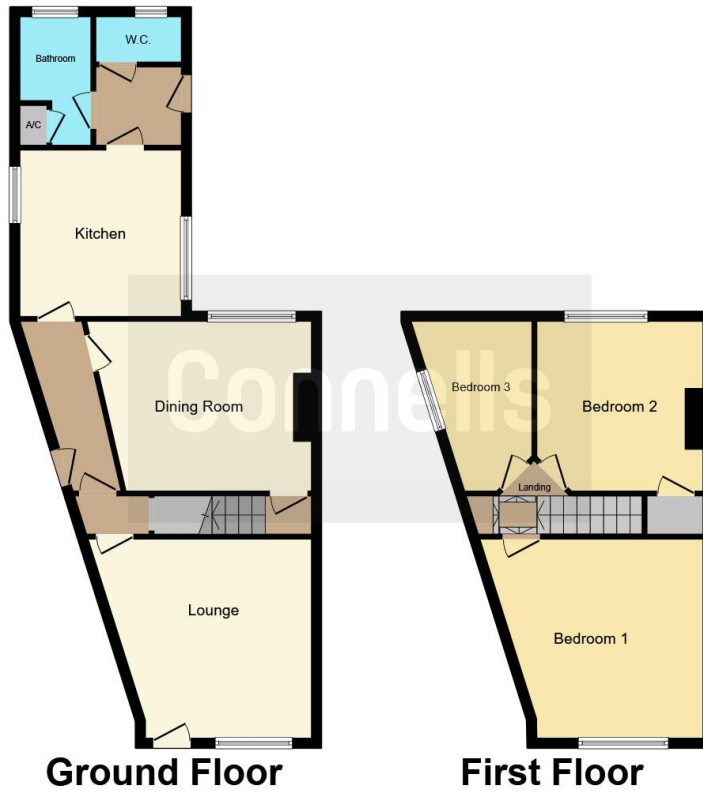
### Rear Garden

Paved patio area to the side and rear elevation leading to an astro turf lawn, graveled area and gate to garage

### Garage En Bloc

Garage to the rear accessed via a side road.





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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