



Connells

Caledonia
Brierley Hill



Property Description

A stunning 3 bedroom detached property located in a much sought after area with local amenities nearby including schools and shops. With spacious living on the ground floor leading to A LARGE REAR GARDEN containing an outhouse and plenty of lawn space. Briefly comprising: a large lounge area leading into a conservatory with access to the rear garden. The first floor contains access to the family bathroom and the bedrooms.

To The Front

A block paved driveway provides off road parking, wall and iron railings to the side and gated access to the rear garden.

Entrance Hallway

Double glazed window and door to the front elevation, understairs storage, radiator, stairs to first floor landing

Cloakroom

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

Lounge

24' 6" x 10' 6" (7.47m x 3.20m)
Double glazed window to the front elevation and radiator

Kitchen

7' 9" x 6' 8" (2.36m x 2.03m)
Double glazed window to the side elevation, a range of wall and base units, worksurfaces with inset stainless steel sink/drain, electric oven, hob, cooker hood, integrated dishwasher and fridge freezer.

Utility Room

11' 4" x 5' 3" (3.45m x 1.60m)
Double glazed window and door to the side elevation. space for white goods

Conservatory

24' 11" x 12' 5" (7.59m x 3.78m)
Double glazed conservatory overlooking the rear with french doors and sliding doors into the lounge

Landing

Double glazed window to the side elevation, access to loft which is boarded with skylight, doors to bedrooms and bathroom

Bedroom One

13' 6" x 11' 7" (4.11m x 3.53m)
Double glazed window to the front elevation, built in wardrobes and radiator

Bedroom Two

11' x 10' 2" (3.35m x 3.10m)
Double glazed window to the rear elevation, built in wardrobes and radiator

Bedroom Three

6' 11" x 6' (2.11m x 1.83m)
Double glazed window to the front elevation and built in wardrobes.

Bathroom

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

Outbuilding

15' 5" x 11' 5" (4.70m x 3.48m)
Window to the side elevation, currently used as a gym with power and lights.

Rear Garden

A paved patio leads to the lawn, outbuilding/gym, further patio area with

garden shed.





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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T 01384 374 545
E stourbridge@connells.co.uk

11B St. Johns Road
 STOURBRIDGE DY8 1EJ

EPC Rating: Awaited

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Tenure: Freehold



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