



**Connells**

Mousehall Farm Road  
BRIERLEY HILL





### Property Description

LOVELY 3 BEDROOM END-TERRACED PROPERTY LOCATED NEAR THE CALEDONIA, PLENTY OF LOCAL AMENITIES INCLUDING SHOPS AND SCHOOLS. PERFECT PROPERTY FOR FIRST TIME BUYERS, VERY SPACIOUS PROPERTY WITH POTENTIAL FOR EXTENSION (STPP). Briefly Comprising: a kitchen, a spacious lounge, leading up to the first floor containing the family bathroom and 3 bedrooms.

### Approach

A private walkway leads to the property with lawn to the front and side with inset pathway to the front door.

### Entrance Porch

Double glazed porch to the front elevation and entrance to;

### Lounge

15' 8" x 14' 7" ( 4.78m x 4.45m )  
Double glazed window and door to the rear elevation and radiator with stairs to first floor landing

### Kitchen

14' 8" x 7' 7" ( 4.47m x 2.31m )  
Double glazed window to the front elevation, a range of wall and base units, worksurfaces with inset sink/drainers and tiled splashbacks, space for various white goods.

### Landing

Doors to bedrooms and family bathroom and access to loft (boarded)

### Bedroom One

12' 1" x 8' 7" ( 3.68m x 2.62m )  
Double glazed window to the rear elevation, built in wardrobes and radiator

### Bedroom Two

11' 6" x 8' 7" ( 3.51m x 2.62m )  
Double glazed window to the front elevation and radiator

### Bedroom Three

8' 1" x 5' 10" ( 2.46m x 1.78m )  
Double glazed window to the rear elevation and radiator

### Bathroom

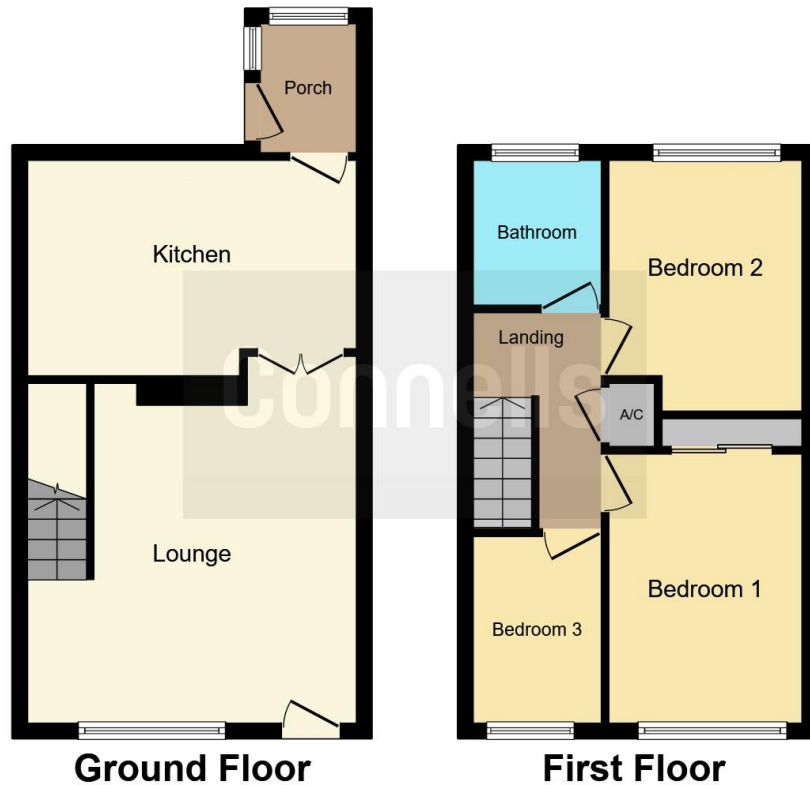
Double glazed window to the front elevation and suite comprising; bath with shower over, wash hand basin, wc and radiator

### Rear Garden

To the rear of the property is a patio leading to the lawn with gated access to the rear of the property







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)

To view this property please contact Connells on

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

11B St. Johns Road  
 STOURBRIDGE DY8 1EJ

**EPC Rating: D**

**view this property online [connells.co.uk/Property/SBR311884](http://connells.co.uk/Property/SBR311884)**

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SBR311884 - 0005