



Connells

Ladywood Close
Quarry Bank Brierley Hill



Property Description

Ladywood is a small cul-de-sac off James Dee Close which itself is off Coppice Lane. Merry Hill shopping centre and Saltwells Nature Reserve are very close by.

To The Front

A tarmac driveway providing off road parking leads to the front of the property with lawn and inset pathway to the entrance door.

Entrance Hallway

Entrance door to the front elevation, radiator, stairs to first floor and doors to lounge and kitchen

Lounge

16' max x 12' 6" max (4.88m max x 3.81m max)
Double glazed french doors and full width glazing to the rear garden and radiator

Kitchen

14' x 6' 2" (4.27m x 1.88m)
Double glazed window to the front elevation, a range of "white" wall and base units and worksurfaces with stainless steel sink/drainers

Landing

Doors to bedrooms and bathroom and airing cupboard

Bedroom One

17' 9" x 12' 8" (5.41m x 3.86m)
Two double glazed windows to the rear elevation and radiator

Bedroom Two

12' 9" max narrowing to 9' 4" min x 11' 1" plus recess (3.89m max narrowing to 2.84m min x 3.38m)
Double glazed window to the front elevation and radiator

Bedroom Three

11' x 7' 10" (3.35m x 2.39m)
Double glazed window to the rear elevation and radiator

Bathroom

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

Wc Cloakroom

Double glazed window to the front elevation. Wc.

Rear Garden

Fully enclosed rear garden comprising of a paved patio area leading to the lawn with "plunge pool"

Garage

19' 8" x 7' 10" (5.99m x 2.39m)
Up and over door to the front elevation, power and lights





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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EPC Rating: Awaited

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Tenure: Freehold



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