



**Connells**

Woods Lane  
BRIERLEY HILL





### Property Description

A REFURBISHED FAMILY HOME IN A SOUGHT AFTER LOCATION CLOSE TO ALL LOCAL AMENITIES, THIS PROPERTY HAS BEEN EXTENDED AND NOW PROVIDES FIVE BEDROOMS AND IS AN IDEAL HOME FOR SPACIOUS FAMILY LIVING Briefly comprising; two reception rooms, refitted kitchen diner, five bedrooms, three bathrooms and garden to rear and parking to front.

### To The Front

Block paved driveway to the front providing off road parking

### Entrance Porch

Double glazed entrance porch with doors to the front elevation and windows to side elevation, tiled floor and door to lounge

### Lounge/Sitting Room

13' 10" x 11' 7" ( 4.22m x 3.53m )  
Double glazed bow window to the front elevation, spotlights to ceiling, wood effect flooring and radiator.

### Lobby/Hallway

Lobby providing stairs to first floor

### Dining Room/Family Room

15' 6" max x 14' 5" ( 4.72m max x 4.39m )  
Double glazed french doors with full length glazed windows to the rear elevation, wood effect flooring and radiator.

### Kitchen/Diner

29' 3" x 6' 9" ( 8.92m x 2.06m )  
Double glazed window and door to the side elevation, fully refitted kitchen with a range of wall and base units, worksurfaces, electric oven, gas hob and cooker hood, sink/drainer and mixer tap, tiled floor, breakfast bar, space for dining and two radiators. Spotlights to ceiling.

## Landing

Wood effect flooring and spotlights to ceiling, doors to bedrooms and bathroom

## Bedroom One

Double glazed window to the front elevation, laminate tiles, fitted wardrobes, spotlights to ceiling and radiator

## Ensuite Shower Room

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

## Bedroom Two

11' 10" x 9' 2" ( 3.61m x 2.79m )

Double glazed window to the rear elevation, fitted wardrobes, laminate flooring, spotlights to ceiling and radiator

## Bedroom Three

8' 11" x 7' 7" ( 2.72m x 2.31m )

Double glazed window to the front elevation, laminate flooring, spotlights to ceiling and radiator

## Bedroom Four (ds)

15' x 6' 5" ( 4.57m x 1.96m )

Double glazed window to the front elevation, mirror wardrobes, laminate flooring and radiator. Door to ensuite

## Ensuite

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

## Bedroom Five

9' x 6' 9" ( 2.74m x 2.06m )

Double glazed window to the front elevation, laminate flooring and radiator

## Bathroom

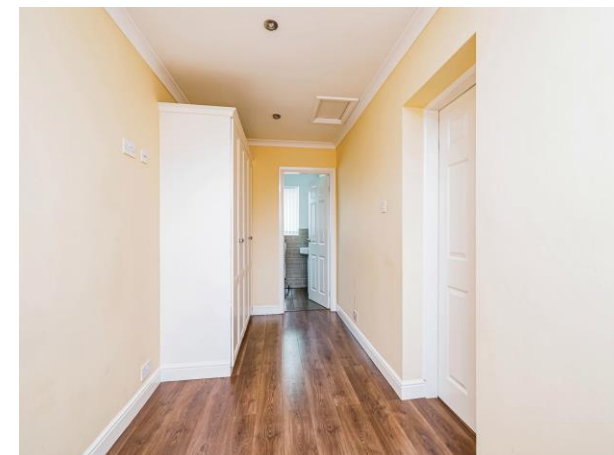
Double glazed window to the rear elevation, part tiling to walls, tiled floor, spotlights to ceiling, suite comprising; bath, shower, wash hand basin, wc and radiator

## Rear Garden

Fully enclosed rear garden comprising of a decking area with steps to the lawn and 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](http://www.focalagent.com)

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/SBR312005](http://connells.co.uk/Property/SBR312005)**

Tenure: Freehold



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