



Connells

Sheriff Drive
BRIERLEY HILL



Property Description

This charming three bedroom linked detached property is situated in a much sought after location, with a close proximity to saltwells nature reserve and the Merry Hill shopping centre. Ideal for first time buyers with spacious living areas and local amenities nearby. Briefly comprising: a cosy lounge leading into a dining area with patio doors allowing access into the rear garden, a kitchen and a garage. On the first floor, a family bathroom and three bedrooms.

To The Front

Block paved driveway allowing for off road parking.

Entrance Porch

Double glazed door to the front, double glazed windows either side of the door.

Lounge Area

15' 6" Max x 11' 11" Max (4.72m Max x 3.63m Max)
Double glazed window to the front elevation, central heating radiator, stairs to the first floor.

Dining Area

11' x 7' 6" (3.35m x 2.29m)
Double glazed patio door with access to the rear garden, central heating radiator.

Kitchen

10' 5" x 7' 6" (3.17m x 2.29m)
Wall and base units, electric hob, gas oven, cooker hood, integrated fridge/freezer. Double glazed window to the rear elevation.

Landing

Double glazed window to the rear elevation, two storage cupboards.

Bedroom 1

10' 1" x 9' 4" (3.07m x 2.84m)
Double glazed window to the front elevation, central heating radiator, built in wardrobes.

Bedroom 2

10' 5" x 9' (3.17m x 2.74m)
Double glazed window to the rear elevation, central heating radiator, built in wardrobes.

Bedroom 3

6' 9" x 5' 11" (2.06m x 1.80m)
Double glazed window to the front elevation, central heating radiator.

Bathroom

Shower, WC, wash hand basin, radiator rail, double glazed window to the rear elevation.

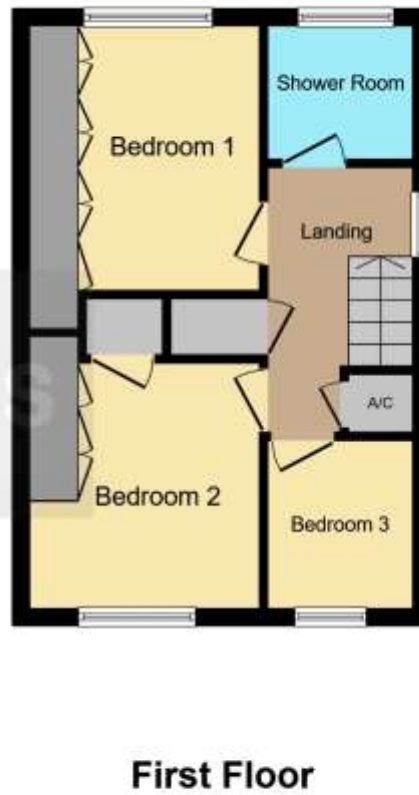
To The Rear

Block paved rear garden with paved patio steps leading up to seating area.

Garage

18' 2" x 8' 1" (5.54m x 2.46m)
Power and lights and access via a double swing door.





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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