



Connells

Goldencross Way
Brierley Hill



Property Description

GOLDENCROSS WAY IS A MODERN DEVELOPMENT SITUATED AT THE VERY START OF BULL STREET, BRIERLEY HILL. PROCEED UP BRETTELL LANE AND TURN LEFT JUST BEFORE THE TURNING FOR DELPH ROAD.

To The Front

Two allocated parking spaces directly to the front of the property.

Hallway

Double glazed front door leads into hallway, with radiator, laminate flooring and doors to lounge and;

Cloakroom

Double glazed window to front elevation, radiator, wash hand basin and low flush wc.

Lounge

15' 6" x 14' 2" (4.72m x 4.32m)
Double glazed bay window to front elevation, two radiators and leading into;

Dining Area

10' x 7' 8" (3.05m x 2.34m)
Double glazed french doors to rear elevation, radiator and leads into;

Kitchen

9' 11" x 7' 8" (3.02m x 2.34m)
Double glazed window to rear elevation, a range of wall and base units, Work surfaces incorporating stainless steel one and a half bowl sink unit, gas hob, electric oven, plumbing for dishwasher and washing machine. Wall mounted gas combination boiler,

Landing

Radiator and doors to;

Bedroom One

12' 10" max x 9' 4" (3.91m max x 2.84m)
Double glazed window to front elevation and radiator.

En-Suite

Double glazed window to side elevation and towel rail radiator. Shower cubicle, wash hand basin and low flush wc. Extractor fan.

Bedroom Two

8' 10" x 8' 10" (2.69m x 2.69m)
Double glazed window to rear elevation and radiator.

Bedroom Three

7' x 5' 10" (2.13m x 1.78m)
Double glazed window to front elevation and radiator. Airing cupboard.

Bathroom

Double glazed window, radiator and part tiled walls. Suite comprising paneled bath, wash hand basin and low flush wc. Extractor fan.

Rear Garden

Fully enclosed rear garden, paved patio area leading to lawn with flower and shrub borders.





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

To view this property please contact Connells on

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

11B St. Johns Road
 STOURBRIDGE DY8 1EJ

EPC Rating: C

view this property online connells.co.uk/Property/SBR312300



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SBR312300 - 0005