



Connells

Belle Isle
BRIERLEY HILL



Property Description

A beautiful three bedroom link detached property situated on a corner plot in Brockmoor. Perfect for families with a rear garden, driveway parking and easy access to local amenities, schools and transport links. A must-see property that promises a blend of convenience and charm. Briefly comprising: an entrance hallway with access to the downstairs WC, a spacious lounge leading to the kitchen, opening out into the rear garden. Access to the garage/study through the side door of the outbuilding. On the first floor are three spacious bedrooms and the family bathroom.

To The Front

A block paved driveway providing off road parking leads to the front of the property with stone chippings to the side

Entrance Porch/ Hallway

Double glazed door to the front elevation, door to cloakroom/wc, radiator, double glazed window to the side elevation and door to lounge

Cloakroom Wc

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

Lounge

15' 9" x 14' 5" (4.80m x 4.39m)
Double glazed window to the front elevation, feature fireplace with gas fire, stairs to first floor landing and radiator

Kitchen

14' 5" x 8' 1" (4.39m x 2.46m)
Double glazed french doors and window to the rear elevation, a range of wall and base units with worksurfaces, inset stainless steel sink/drainers, splashback tiling, electric oven, gas hob and cooker hood and integrated freezer

Landing

Stairs from the lounge lead to the landing with doors to bedrooms and bathroom and double glazed window to the side elevation.

Bedroom One

13' 4" x 8' 5" (4.06m x 2.57m)
Double glazed window to the front elevation, fitted wardrobes and radiator.

Bedroom Two

10' 8" x 8' 5" (3.25m x 2.57m)
Double glazed window to the rear elevation and radiator

Bedroom Three

10' 3" x 5' 10" (3.12m x 1.78m)
Double glazed window to the front elevation and radiator

Bathroom

Double glazed window to the rear elevation, fully tiled with suite comprising: bath with shower over, wash hand basin, wc and radiator rail.

Rear Garden

Decking to the rear elevation leading to the lawn.

Converted Garage

12' 4" x 8' 2" (3.76m x 2.49m)
Double glazed door to the side with power and electric supply, currently used as a bar/office with storage to the front.





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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Tenure: Freehold



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