



Connells

Exchange Street
Brierley Hill

Exchange Street Brierley Hill DY5 1HL

for sale offers in the region of
£215,000



Property Description

AN IMPRESSIVE, NEWLY BUILT SEMI-DETACHED BUNGALOW SET IN A TINY BACKWATER OF BRIERLEY HILL BUT NEAR MAIN BUS ROUTE & MERRY HILL SHOPPING CENTRE. OCCUPYING A GOOD SIZE PLOT WITH AMPLE FRONTAGE & REAR GARDEN- Situated on Exchange Street, Brierley Hill. Exit Dudley Road near the Waterfront, Merry Hill onto Wallows Road. Turn left into Planet Road and Exchange Street is the first turning on the right. There is a bus stop on Wallows Road or there is a pleasant walk along the canal to Merry Hill shopping centre.

To The Front

Good size gravel frontage with bloc paving to front edge. Electric charging point to front elevation.

Hallway

Double glazed side door leads into the hallway with door to bedroom two and leads into open plan lounge & kitchen.

Open Plan Lounge & Kitchen

22' 7" max x 17' 4" max (6.88m max x 5.28m max)

Lounge Area;

Double glazed front door to side elevation and double glazed sliding patio doors to rear garden. Radiator and wood effect laminate flooring. Doors to inner lobby and bedroom one.

Kitchen Area;

Double glazed window to rear elevation, a range of wall and base units. Work surfaces incorporating stainless steel sink unit, integral appliances including induction hob, electric oven with extractor hood above. Provision for further kitchen appliances.

Bedroom One

11' 5" max x 11' 2" max (3.48m max x 3.40m max)

Double glazed bay window to front elevation and radiator.

Inner Lobby

Doors to bedroom two and shower room.

Bedroom Two

9' 10" x 8' 5" (3.00m x 2.57m)

Double glazed window to front elevation and radiator.

Shower Room

Modern shower room with towel rail radiator, shower cubicle, wash hand basin and low flush wc. Fully tiled walls and flooring.

Rear Garden

Fully enclosed rear garden with paved patio area ;leading to ample lawn area. Gate to side access and outside water tap.





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: C

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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.

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