



Not for marketing purposes INTERNAL USE ONLY

Station Road
Brierley Hill



Property Description

A fantastic opportunity to purchase this two bedroom mid terraced property located in the heart of Brockmoor. An ideal investment property or first time buyers home. A converted cellar currently used as a cinema room offers additional living space. Briefly comprising: a lounge, a kitchen with access to the cellar. On the first floor are two bedrooms and family bathroom.

Lounge

11' 9" x 10' 11" (3.58m x 3.33m)
Double glazed window to the front elevation and radiator

Kitchen

11' x 9' 6" (3.35m x 2.90m)
Double glazed window and door to the rear elevation, wall and base units, worksurfaces with inset stainless steel sink/drain, electric oven, induction hob and cooker hood, radiator.

Landing

Stairs to first floor and doors to;

Bedroom One

11' 1" x 10' 7" (3.38m x 3.23m)
Double glazed window to the rear elevation and radiator

Bedroom Two

11' 9" x 6' 2" (3.58m x 1.88m)
Double glazed window to the front and radiator.

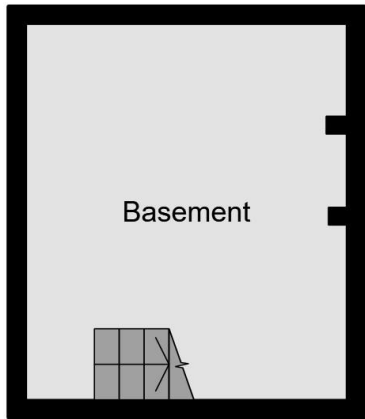
Bathroom

Suite comprising; bath with shower over, wash hand basin, wc and radiator.

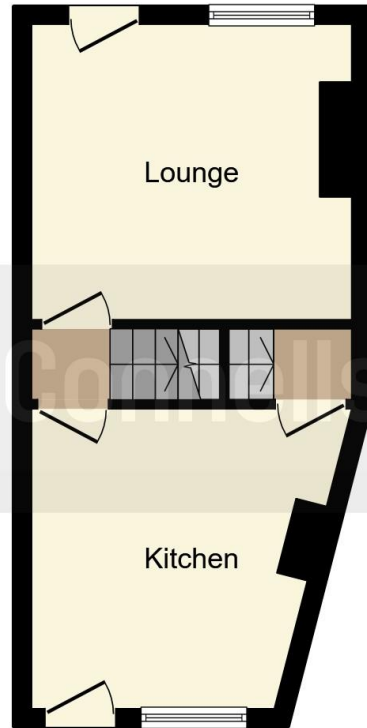
Rear Garden

Stone chipped rear garden with access to communal pathway and bin store

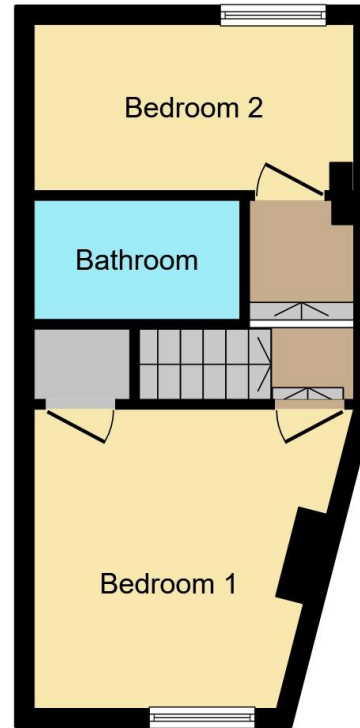




Lower Ground Floor



Ground Floor



First Floor

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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Property Ref: SBR312410 - 0002