



Connells

Gayfield Avenue
Brierley Hill

Gayfield Avenue Brierley Hill DY5 2BT

for sale offers in excess of
£225,000



Property Description

This charming three-bedroom semi-detached property is situated in a highly sought-after location, perfect for families. Nestled in close proximity to excellent schools, local shops and amenities, the home offers both convenience and comfort. This property offers spacious living areas and easy access to and from. Briefly comprising: a spacious living area leading into the kitchen, with french doors opening into the rear garden. The first floor offers access to the family bathroom and three bedrooms.

To The Front

Paved pathway leading to the front door, side access to rear with lawned area to the side.

Entrance Hallway

Double glazed door to the front, stairs to the first floor, central heating radiator.

Lounge

15' 11" x 12' 9" (4.85m x 3.89m)
Double glazed window to the front elevation, central heating radiator and electric fire.

Kitchen

15' 11" x 7' 9" (4.85m x 2.36m)
Laminate flooring, double glazed french doors to the rear garden, double glazed window to the rear elevation, a range of wall and base units, splashback tiling, stainless steel sink and drainer.

Landing

Doors to bedrooms and bathroom.

Bedroom One

11' 9" x 9' 7" (3.58m x 2.92m)
Double glazed window to the front elevation, central heating radiator, built in wardrobes.

Bedroom Two

11' 11" x 9' 7" (3.63m x 2.92m)
Double glazed window to the rear elevation, central heating radiator.

Bedroom Three

8' 5" x 5' 11" (2.57m x 1.80m)
Double glazed window to the front elevation, central heating radiator.

Bathroom

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

Rear Garden

Paved patio to rear with lawn either side of path leading to rear gate. Access onto public footpath to the rear of the property.

Garage

15' 9" x 8' 2" (4.80m x 2.49m)
Up and over door, lights and power.





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



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