



Connells

Honister Close  
BRIERLEY HILL



# Honister Close BRIERLEY HILL DY5 1DL

for sale offers in excess of  
**£225,000**



## Property Description

TURN INTO COPPICE LANE AND HONISTER CLOSE IS YOUR SECOND TURNING ON THE RIGHT. THIS PARTICULAR PROPERTY OCCUPIES A CORNER PLOT ON THE RIGHT HAND SIDE OF THE ROAD. INSET PATHWAY LEADS TO THE FRONT ELEVATION & DOUBLE GATES TO REAR GIVE ACCESS TO OFF ROAD PARKING & REAR ENTRANCE DOOR;.

## To The Front

Lawned with inset pathway to front door.

## Entrance Hallway

Double glazed door to front elevation, double glazed window to side, two storage cupboards and two central heating radiators with Hive system.

## Cloakroom/Wc

Double glazed window to rear elevation, central heating radiator, tiled, with WC and wash hand basin.

## Lounge

14' 8" x 10' ( 4.47m x 3.05m )  
Double glazed window to front elevation, central heating radiator and feature fireplace with gas fire

## Kitchen

13' x 11' 6" ( 3.96m x 3.51m )  
Fitted kitchen with a range of wall and base units, one and a half bowl sink/drainer, worksurfaces with splashback tiling, central heating radiator, tiled floor, cooker hood (option to purchase cooker/white goods) plumbing for washing machine and dishwasher, central heating boiler and two double glazed windows to rear elevation.

## Landing

First floor landing with loft access, airing cupboard, and doors to bedrooms and bathroom.

## Bedroom One

11' x 10' ( 3.35m x 3.05m )  
Double glazed window to rear elevation, fitted wardrobes and central heating radiator.

## Bedroom Two

11' 11" x 9' 9" ( 3.63m x 2.97m )  
Two double glazed windows to the rear elevation and radiator

## Bedroom Three

15' x 7' 5" ( 4.57m x 2.26m )  
Double glazed window to front elevation and central heating radiator.

## Shower Room

Double glazed window to rear elevation, fully tiled bathroom with heated towel rail, spotlights, wash hand basin, WC and separate shower cubicle.

## Rear Garden

Fully enclosed rear garden with double gates providing access to driveway. Lawn to side with flower and shrub borders . Patio area and inset pathway to rear door. Garden Shed.







To view this property please contact Connells on

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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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Property Ref: SBR312600 - 0006