



Connells

Brythill Drive
Brierley Hill



Property Description

This beautifully presented four-bedroom detached home offers the perfect blend of space, style, and practicality, making it ideal for all. Boasting a modern open-plan kitchen/diner, a study, a utility room, a garage, and a generous rear garden, this property provides everything needed for comfortable living.

The ground floor features a bright and spacious living area, perfect for relaxing or entertaining. The heart of the home is the contemporary open-plan kitchen/diner, designed for modern family life, with ample worktop space and stylish fittings. A separate study provides a quiet space for working from home, while the utility room adds extra convenience.

Upstairs, there are four generously sized bedrooms, including a well-appointed en-suite and a modern family bathroom.

Outside, the property boasts a large rear garden, ideal for outdoor dining, play, or relaxation. Off-road parking and a garage provide ample space for vehicles and storage.

Located in a sought-after area close to local amenities, schools, and transport links, this fantastic family home must be seen to be fully appreciated!

To The Front

Tarmac driveway to the side of the property providing off road parking and leading to the garage, stone chipped frontage and block paved pathway to the front door.

Entrance Hallway

Double glazed door to the front elevation, stairs to first floor landing, radiator and doors to;

Cloakroom Wc

Suite comprising; Wash hand basin, wc and radiator.

Lounge

15' 11" x 10' 10" (4.85m x 3.30m)
Double glazed french doors to the rear elevation and radiator.

Study

7' 2" x 6' 11" (2.18m x 2.11m)
Double glazed window to the front elevation and radiator.

Kitchen Diner

21' 10" x 9' 3" (6.65m x 2.82m)
Dining area comprising of a double glazed window to the front elevation, wood effect flooring and radiator. Double glazed french doors to the rear elevation, double glazed window to the side elevation, a range of wall and base units with worktops, metal splashback plate and inset stainless steel sink/drain, electric oven, gas hob and cooker hood and integrated fridge freezer.

Utility Room

6' x 6' 6" (1.83m x 1.98m)
Double glazed window to the rear elevation, wall and base unit with worktop and inset sink/drain, space for washing machine and wood effect flooring.

Landing

Doors to bedrooms and bathroom, radiator and access to loft.

Bedroom One

13' 6" into wardrobe x 11' 1" (4.11m into wardrobe x 3.38m)
Double glazed window to the front elevation, built in wardrobes and

radiator. Door to;

Ensuite

Double glazed window to the front elevation, part tiled with suite comprising; Shower, wash hand basin, wc, extractor fan and radiator rail.

Bedroom Two

10' 4" x 9' 5" (3.15m x 2.87m)

Double glazed window to the front elevation and radiator.

Bedroom Three

11' 6" into wardrobe narrowing to 9' 9" min x 9' 5" (3.51m into wardrobe narrowing to 2.97m min x 2.87m)

Double glazed window to the rear elevation and radiator.

Bedroom Four

10' 6" x 8' 7" (3.20m x 2.62m)

Double glazed window to the rear elevation and radiator.

Bathroom

Double glazed window to the rear elevation, part tiled with suite comprising; bath with shower over, wash hand basin, wc, extractor fan and radiator rail.

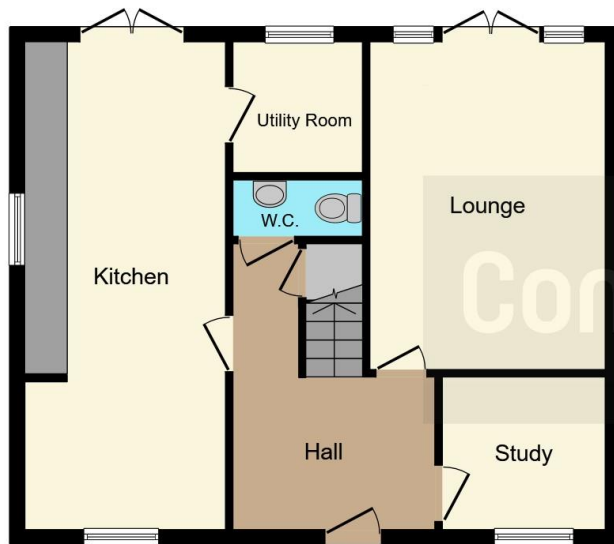
Garage

Up and over door leads into the garage with light and power.

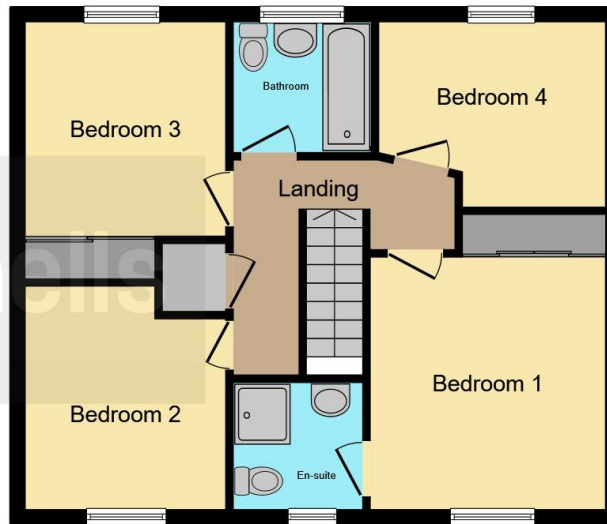
Rear Garden

Paved patio to the rear of the property leading to the lawn.





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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Tenure: Freehold



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