



Connells

Amblecote Road
Brierley Hill



Property Description

Nestled in a convenient and sought-after location, this delightful two-bedroom semi-detached home offers generous living space, modern interiors, and fantastic outdoor areas.

The property welcomes you with a large front garden, adding kerb appeal and a sense of privacy. Inside, you'll find a bright and spacious living area leading to a stylish modern kitchen, complete with ample storage and workspace. A utility room adds practicality, providing additional space for laundry and household essentials.

Upstairs, two well-proportioned double bedrooms offer comfort and flexibility, perfect for families, professionals, or those looking for extra space. The modern bathroom is well-appointed, complementing the home's modern feel. Further the property benefits from a large loft space ideal for storage.

To the rear, a low-maintenance courtyard provides a private outdoor retreat, ideal for relaxing or entertaining.

With excellent transport links, local amenities, and schools nearby, this home is a fantastic opportunity for first-time buyers, downsizers, or investors. Contact us today to arrange a viewing!

To The Front

To the front of the property is a large gravelled driveway with off road parking for several vehicles with additional lawned area and inset pathway to front door.

Entrance Hall

Stairs to first floor landing and doors to;



Lounge

13' 1" into bay x 12' 9" (3.99m into bay x 3.89m)

Double glazed door and bay window to the front elevation, feature fireplace with log burner, wood effect flooring and radiator.

Kitchen

12' 7" x 11' (3.84m x 3.35m)

Double glazed window and door to the rear garden, a range of wall and base units with worksurfaces and splashback tiling, one and half bowl sink/drain, integrated oven, gas hob, cooker hood, worcester bosch combination boiler, inset fridge freezer, tiled flooring and radiator.

Lobby/Utility Area

5' 11" x 2' 11" (1.80m x 0.89m)

Double glazed window to the side elevation and tiled floor.

Landing

Doors to bedrooms and and shower room and loft access (fully boarded)

Bedroom One

12' 8" x 10' 3" (3.86m x 3.12m)

Double glazed window to the front elevation and radiator.

Bedroom Two

12' 9" x 7' (3.89m x 2.13m)

Double glazed window to the rear and side elevation and radiator.

Shower Room

Fully tiled shower room with spotlights and suite comprising; walk in shower, wash hand basin, wc, heated radiator rail and extractor fan.

Rear Courtyard

Rear courtyard with gate giving access to side.





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

To view this property please contact Connells on

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EPC Rating: D Council Tax
 Band: B

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Tenure: Freehold



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