



Connells

Sandringham Way
Brierley Hill

Sandringham Way
Brierley Hill DY5 3JR

for sale offers in excess of
£380,000



Property Description

This beautifully presented four-bedroom home offers generous living space, modern features, and excellent convenience. Boasting a recently modernised kitchen with stylish fittings and appliances, the property is perfect for contemporary family living. The bright and airy conservatory provides an additional versatile space, ideal for relaxing or entertaining.

Upstairs, four well-proportioned bedrooms offer comfortable accommodation, while the family bathroom is tastefully designed. Outside, off-road parking ensures convenience, and the garden provides a lovely outdoor space to enjoy.

Located close to local amenities, schools, and transport links, this home is a fantastic opportunity. Book your viewing today!

To The Front

To the front of the property is a tarmac driveway with block paved edging which provides off road parking.

Entrance Hallway

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

Cloakroom/Wc

Double glazed window to the front elevation, tiled floor, part tiled walls and suite comprising; wash hand basin and wc.

Lounge

16' 11" x 12' 1" (5.16m x 3.68m)
Double glazed bow window to the front elevation and radiator, spotlights to ceiling.

Kitchen Diner

21' 4" x 11' 9" (6.50m x 3.58m)

Beautifully refitted kitchen diner with a double glazed window and sliding doors opening into the conservatory, skylight above, tiled floor, a range of wall and base units and in addition a feature island with drop down lights, worksurfaces, inset sink/drainers, integrated double oven, electric hob, pop up extractor fan, dishwasher and washer dryer and radiator.

Conservatory

13' 3" x 10' 10" (4.04m x 3.30m)
Double glazed conservatory with french doors opening onto the rear garden, tiled floor and radiator.

Landing

Double glazed window to the side elevation, modern glass balustrades and doors to bedrooms and bathroom.

Bedroom One

12' 5" into wardrobes x 8' 10" (3.78m into wardrobes x 2.69m)
Double glazed window to the rear elevation, fitted wardrobes and radiator.

Bedroom Two

11' 5" x 8' 4" (3.48m x 2.54m)
Double glazed window to the front elevation and radiator

Bedroom Three

8' 5" x 6' 3" (2.57m x 1.91m)
Double glazed window to the front elevation and radiator, wood effect flooring.

Bedroom Four

9' 4" x 6' 5" (2.84m x 1.96m)
Double glazed window to the rear elevation and radiator.

Bathroom

Double glazed window to the side elevation, tiled walls and wood effect flooring, spotlights to ceiling and suite comprising; bath with shower over, wash hand basin, wc and heated towel radiator with a range of fitted vanity units

Garage

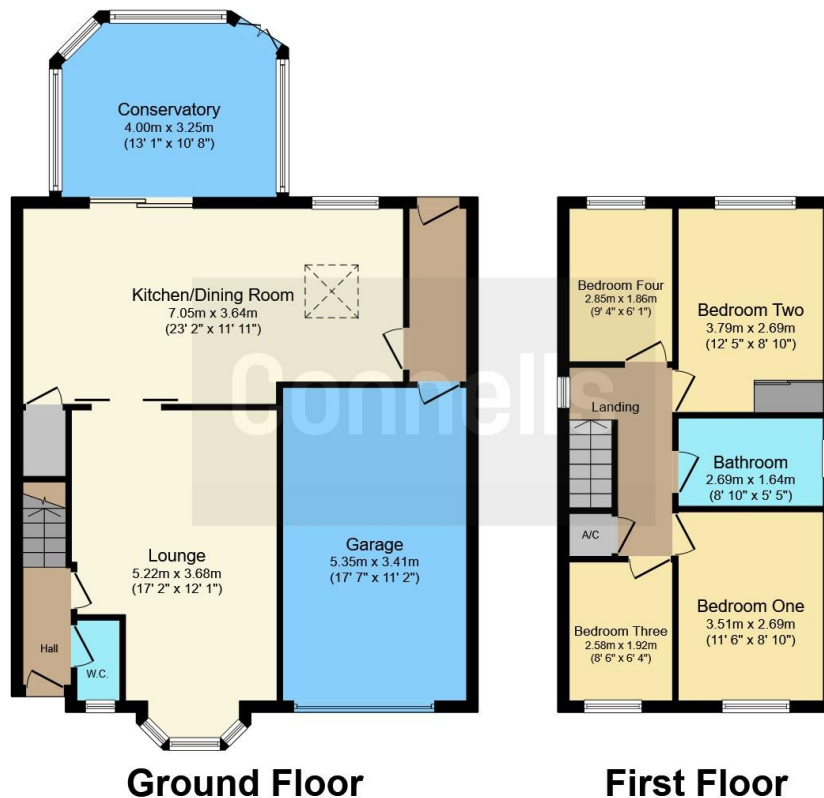
17' 6" x 11' 1" (5.33m x 3.38m)

Electric door into the garage which has power and lights and window and door to the rear garden

Rear Garden

Paved patio to the rear leading to the spacious lawn and garden shed.





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

T 01384 374 545
E stourbridge@connells.co.uk

11B St. Johns Road
 STOURBRIDGE DY8 1EJ

EPC Rating: C Council Tax
 Band: D

view this property online connells.co.uk/Property/SBR312692

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SBR312692 - 0004

