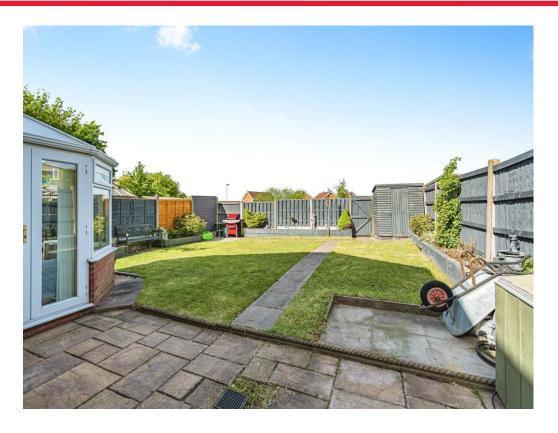


Connells

Sandringham Way Brierley Hill

Sandringham Way Brierley Hill DY5 3JR







Property Description

Located in a desirable residential area, this beautifully maintained 4-bedroom detached property offers versatile living space, ideal for families or those working from home. Set back from the road with a large, well-kept front garden, the home also boasts a private rear garden, perfect for outdoor relaxation and entertaining.

Inside, the property features a welcoming hallway, a spacious lounge, a bright conservatory, a modern kitchen with a separate utility room, and a converted garage currently used as a home office or additional living space. Upstairs, there are four good-sized bedrooms and a family bathroom, providing flexible accommodation throughout. The property further boasts from 14 solar panels on a 3.5Kw System.

This impressive home offers comfort, practicality, and curb appeal in equal measure - a must-see for buyers looking for space both inside and out.

To The Front

A block paved driveway provides off road parking and shaped lawn area leads to the front of the property with an E.V point and gated access to the rear garden

Entrance Hallway

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

Wc

Double glazed window to the front elevation, wood effect flooring, part tiled and suite comprising; wash hand basin, wc and heated towel radiator.

Study

9' 7" x 7' 10" (2.92m x 2.39m)

Double glazed window to the front

elevation and radiator.

Lounge

16' 10" x 12' 2" (5.13m x 3.71m)

Double glazed bay window to the front elevation, wood effect flooring and radiator.

Kitchen

15' 1" x 11' 10" (4.60m x 3.61m)

Double glazed french doors and windows to the rear elevation, tiled floor, fitted kitchen with a range of wall and base units, worksurfaces with splashback tiling and inset sink/drainer, integrated double oven, dishwasher, fridge freezer, gas hob and spotlights to ceiling.

Utility Room

8' x 7' 7" (2.44m x 2.31m)

Double glazed window and door to the rear elevation, wall and base units with worktops and inset sink, tiled floor and spotlights to ceiling.

Conservatory

9' 3" x 8' 10" (2.82m x 2.69m)

Double glazed french doors to the side elevation, wood effect flooring and heater.

Landing

Double glazed window to the side elevation, loft access and doors to bedrooms and bathroom.

Bedroom One

12' 3" into wardrobes x 8' 10" (3.73 m into wardrobes x 2.69 m)

Double glazed window to the rear elevation, fitted wardrobes, wood effect flooring and radiator.

Bedroom Two

11' 5" x 8' 5" (3.48m x 2.57m)

Double glazed window to the front elevation, wood effect flooring and radiator.

Bedroom Three

8' 6" x 6' 7" (2.59m x 2.01m)

Double glazed window to the front elevation, wood effect flooring and radiator.

Bedroom Four

9' 2" x 6' (2.79m x 1.83m)

Double glazed window to the rear elevation, wood effect flooring and radiator.

Bathroom

Double glazed window to the side elevation, wood effect flooring, tiled with suite comprising; bath with shower over, vanity wash hand basin, wc, extractor fan, spotlights to ceiling.

Rear Garden

Paved patio to the rear leading to the lawn with planted borders, garden shed and access to field at the rear.







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: B Council Tax Band: D

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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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