



Connells

Sandringham Way  
Brierley Hill



### 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/drain, 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" ( 3.73m into wardrobes x 2.69m )

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.





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EPC Rating: B Council Tax  
 Band: D

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Tenure: Freehold



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