



Connells

Brythill Drive
Brierley Hill



Property Description

Connells are proud to present this impressive four-bedroom detached home, Located in a popular and quiet residential area of Brierley Hill, this well-presented 4-bedroom detached family home offers spacious living, modern comforts, and fantastic outdoor space with minimal upkeep required.

To The Front

Various plants and shrubs to the front of the property, driveway to the side leading to the garage and providing off road parking for two cars and path to front door.

Entrance Hallway

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

Downstairs Wc

Suite comprising; wc and wash hand basin with tiled splashbacks, extractor fan, radiator and wood effect flooring.

Lounge

14' 9" x 11' 9" (4.50m x 3.58m)
Double glazed window to the front elevation and radiator.

Kitchen

18' 8" x 11' (5.69m x 3.35m)
A range of wall and base units with work surface, inset sink/drain, integrated oven, gas hob and cooker hood, double glazed window and french doors to the rear elevation, vinyl flooring, radiator and walk in utility/pantry

Landing

Loft access, radiator and doors to bedrooms and bathroom.

Bedroom One

11' 11" x 10' 9" (3.63m x 3.28m)
Double glazed window to the front elevation, radiator and door to ensuite shower room.

Ensuite Shower Room

Suite comprising; shower, wash hand basin, wc, extractor fan, radiator and wood effect flooring.

Bedroom Two

11' 7" x 9' 2" (3.53m x 2.79m)
Double glazed window to the rear elevation and radiator.

Bedroom Three

9' 3" x 8' 3" (2.82m x 2.51m)
Double glazed window to the rear elevation and radiator.

Bedroom Four

7' 8" x 7' 3" (2.34m x 2.21m)

Double glazed window to the front elevation and radiator.

Bathroom

Suite comprising; bath with shower over, wash hand basin, wc, extractor fan, radiator and wood effect flooring.

Rear Garden

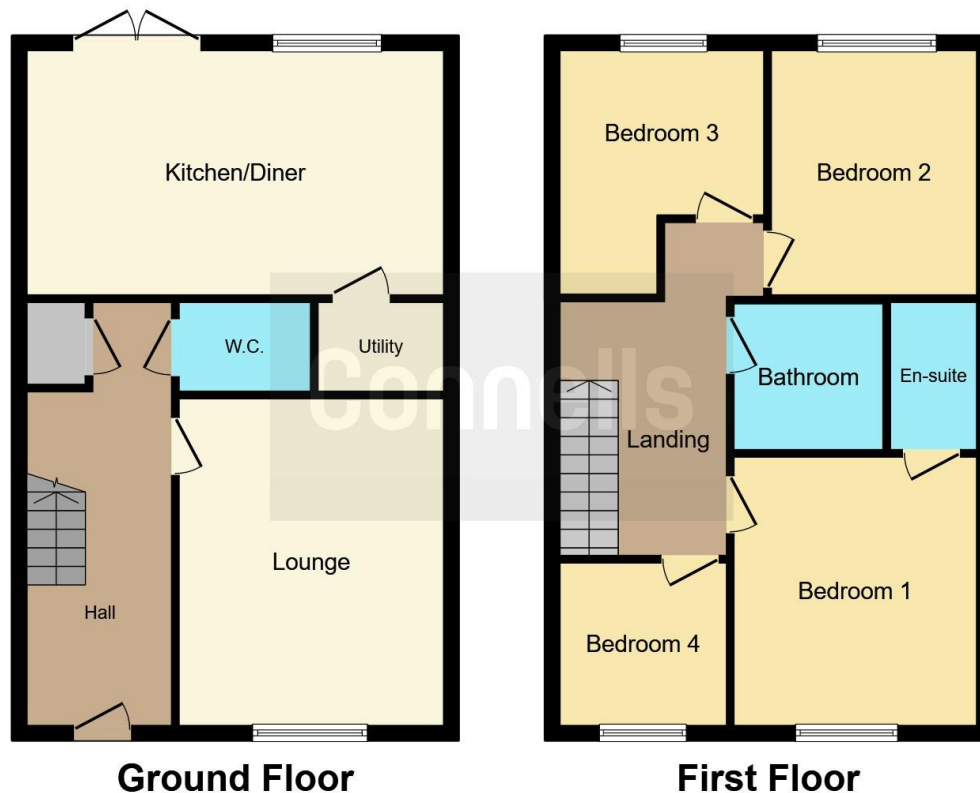
Fully enclosed rear garden comprising of a paved patio leading to the lawn with various plants and shrubs and gated side access to the front of the property.

Garage

20' 2" x 10' 3" (6.15m x 3.12m)

Up and over door leads into the garage which has power and lights.





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: Council Tax
 Awaited Band: E

view this property online connells.co.uk/Property/SBR312878



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: SBR312878 - 0003