



Corbyns Hall Road BRIERLEY HILL DY5 4RA

for sale offers over
£265,000



Property Description

Located in a well-connected area, this beautifully presented three-bedroom semi-detached property on Corbyns Hall Road offers spacious and versatile living, perfect for families or first-time buyers alike.

The property boasts a bright and welcoming layout, including a generously sized lounge, a modern fitted kitchen with ample storage, and a separate dining area ideal for entertaining. Upstairs features three well-proportioned bedrooms and a contemporary family bathroom.

Outside, the low-maintenance rear garden provides a private space to unwind, with patio and artificial lawn areas that require minimal upkeep.

Situated close to local schools, shops, and transport links, this property offers the perfect blend of comfort, convenience, and practicality.

To The Front

Block paved driveway providing off road parking and path to front door and wall surrounding front garden with trees and shrubs.

Entrance Hallway

Stained glass feature entrance door with glazed side arch panels, wood effect flooring, radiator and stairs to first floor landing.

Side Storage

With double glazed door to the front elevation and velux windows.

Lounge

19' 8" x 10' 3" (5.99m x 3.12m)
Double glazed french doors to the rear elevation with side glazed panels, wood effect

flooring, two radiators, velux window and feature fireplace with coal fuel burner.

Dining Room

12' 6" into bay x 11' 4" (3.81m into bay x 3.45m)

Double glazed bay window to the front elevation with stained glass top panels, feature fireplace with coal fire, and radiator.

Kitchen

15' 4" x 10' 9" (4.67m x 3.28m)

Double glazed window and door to the rear elevation, 3 velux windows, fitted kitchen with a range of wall and base units, "Rangemaster" oven with gas hob and metal splashback, cooker hood, spotlights to ceiling, tiled flooring and door to side.

Home Office

8' 6" x 6' 5" (2.59m x 1.96m)

Double glazed window to the front elevation and radiator.

First Floor Landing

Stained glass window to the side elevation and doors to bedrooms and family bathroom, stairs to main bedroom

Bedroom Two

13' 7" into bay x 11' 9" into wardrobes (4.14m into bay x 3.58m into wardrobes)

Double glazed bay window to the front elevation and radiator.

Bedroom Three

11' 8" x 10' 3" into wardrobes (3.56m x 3.12m into wardrobes)

Double glazed window to the rear elevation, picture rails and radiator.

Family Bathroom

Double glazed window to the rear elevation, fully tiled with suite comprising; bath with rainfall shower, wash hand basin, wc, extractor fan, heated towel radiator and cupboards for storage.

Bedroom One

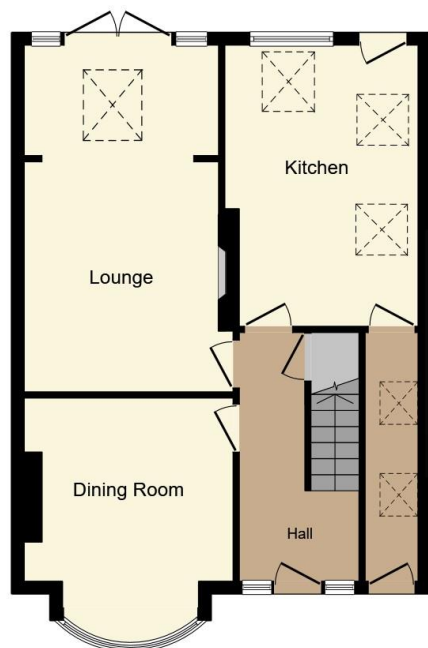
18' x 14' 9" into cupboards (5.49m x 4.50m into cupboards)

Double glazed windows to the rear and side elevation, velux to the front elevation and radiator.

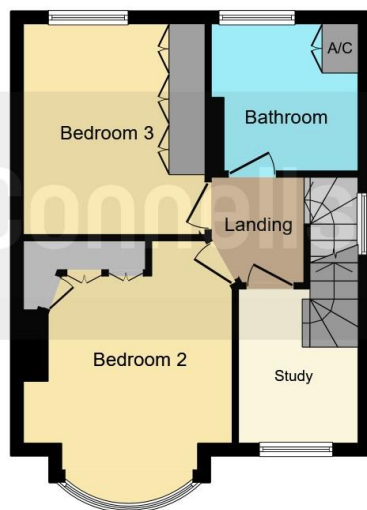
Rear Garden

Paved patio to the rear of the property leading to an astro turf lawn with various shrub borders and garden shed.

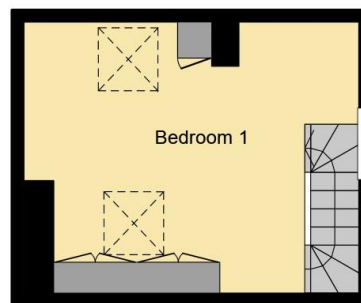




Ground Floor



First Floor



Second Floor

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: B

view this property online connells.co.uk/Property/SBR312855



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: SBR312855 - 0006