

for sale

offers over **£300,000**



Caledonia Brierley Hill DY5 2LE

THIS BEAUTIFULLY PRESENTED AND EXTENDED DETACHED PROPERTY HAS BEEN THOUGHTFULLY IMPROVED AND IMMACULATLY MAINTAINED HAVING A SPACIOUS LAYOUT OF ACCOMMODATION WITH DOUBLE GLAZING & GAS CENTRAL HEATING.



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To The Front

A tarmac driveway providing off road parking with curved slate area and trees leads to the front of the property with feature steps to the entrance and gated side access to the rear garden.

Entrance Hallway

Double glazed entrance door with glazed side panel and double glazed window to the front elevation, stairs to first floor, radiator and doors to;

Downstairs Cloakroom Wc

Double glazed window to the front elevation and suite comprising; vanity wash hand basin, low level wc and heated towel rail.

Lounge

15' 1" x 10' 1" (4.60m x 3.07m)

Double glazed sliding doors to the rear garden, feature fireplace and radiator.

Kitchen/Diner

26' 9" x 8' 10" max narrowing to 7' 6" min (8.15m x 2.69m max narrowing to 2.29m min)

Double glazed windows to the front and side elevation, a range of wall and base units with worksurfaces and inset one and a half bowl sink/drainer, undercounter lights, integrated fridge, freezer, washing machine, dryer and radiator. Space for dining table and chairs.

Master Bedroom (ground Floor)



15' 3" x 9' 4" (4.65m x 2.84m)

Double glazed window to the front elevation, dressing area, radiator, loft access and door to;

Ensuite

Double glazed window to the side elevation and suite comprising; mixer shower, low level wc, wash hand basin and radiator.

Landing

Double glazed window to the side elevation, loft access and doors to;

Bedroom Two

13' 9" x 8' 10" (4.19m x 2.69m)

Double glazed window to the front elevation and radiator.

Bedroom Three

13' 5" x 8' 11" (4.09m x 2.72m)

Double glazed window to the rear elevation and radiator.

Bedroom Four

9' 11" x 5' 11" (3.02m x 1.80m)

Double glazed window to the rear elevation and radiator.

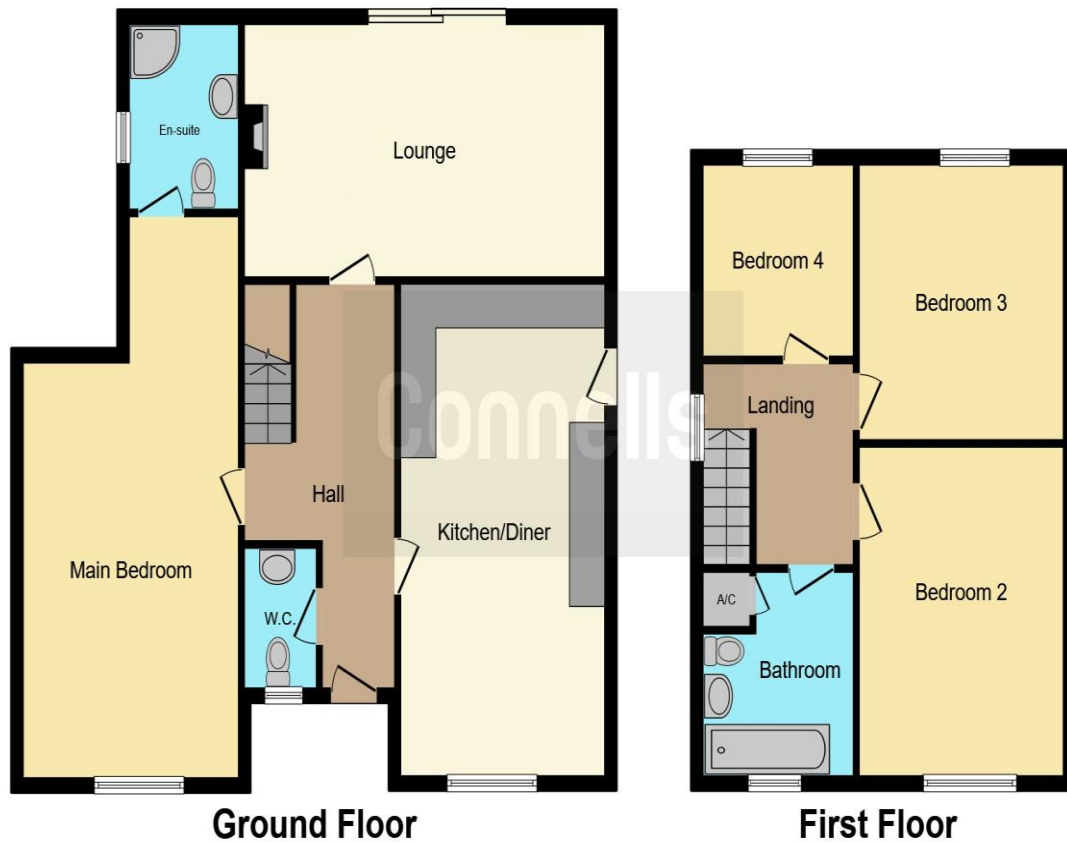
Bathroom

Double glazed window to the front elevation and suite comprising; p shaped bath with over bath mixer shower, vanity wash hand basin, low level wc, heated towel rail and storage cupboard housing the central heating boiler.

Rear Garden

Beautiful rear garden comprising of a block paved patio leading to the lawn with borders and side gate giving access to front and electric car charger.





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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Property Ref: SBR313029 - 0004

Tenure: Freehold EPC Rating: C

Council Tax Band: C

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