



Connells

**Farndale Close
Brierley Hill**



Property Description

NOW EMPTY & AVAILABLE WITH NO UPWARD CHAIN A SPACIOUS FOUR BEDROOM DETACHED PROPERTY OCCUPYING A CORNER PLOT. SITUATED IN A MUCH SOUGHT AFTER LOCATION.

To The Front

Tarmac driveway providing off road parking, further area with stone chippings, trees and shrubs and corner lawn.

Entrance Porch

Double glazed door with full length glazed side panels leads to the entrance door.

Entrance Hallway

Entrance door to the front elevation, stairs to first floor landing and doors to;

Cloakroom

Suite comprising; wash hand basin and wc, radiator.

Lounge

25' 2" x 12' 8" (7.67m x 3.86m)
Double glazed window to the front elevation and double glazed french doors lead out to the rear garden

Dining Room

10' 9" x 7' 11" (3.28m x 2.41m)
Double glazed patio doors to the rear elevation and radiator

3rd Reception Room

16' 4" x 8' 7" (4.98m x 2.62m)
Double glazed window to the front elevation, gas fire and radiator

Kitchen

10' 9" x 7' 6" (3.28m x 2.29m)
Double glazed window to the rear elevation, a

range of wall and base units, worksurfaces with inset stainless steel sink/drainer, Integrated oven, hob and cooker hood with glass splashbacks and integrated fridge freezer

Utility Room

7' 7" x 6' 6" (2.31m x 1.98m)
Double glazed window and door to the rear elevation, sink/drainer and radiator

Conservatory

11' 9" x 9' 6" (3.58m x 2.90m)
Double glazed conservatory overlooking the rear with french doors to the side elevation

Landing

Doors to bedrooms and bathroom, loft access and airing cupboard

Bedroom One

16' 1" x 13' 3" (4.90m x 4.04m)
Two double glazed windows to the front elevation, built in wardrobes and radiator

Ensuite Shower Room

Double glazed window to the rear elevation, fully tiled with suite comprising; his n hers twin wash hand basins, wc, shower and radiator

Bedroom Two

13' 9" x 9' 5" (4.19m x 2.87m)
Two double glazed windows to the front elevation, built in wardrobes and radiator

Bedroom Three

9' 3" x 8' 1" (2.82m x 2.46m)
Double glazed window to the rear elevation and radiator

Bedroom Four

9' x 6' 8" (2.74m x 2.03m)

Double glazed window to the rear elevation and radiator

Family Bathroom

Double glazed window to the side elevation, part tiled with suite comprising; bath with shower over, wash hand basin, wc and radiator rail.

Rear Garden

A paved patio to the rear of the property with steps down to the lawn, waterfeature and various shrubs.

Double Garage

28' 4" max narrowing to 16' 6" min x 16' 3" (8.64m max narrowing to 5.03m min x 4.95m)

Two roller shutter doors lead into the double garage which has lights and power.





Ground Floor



First 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

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T 01384 374 545
E stourbridge@connells.co.uk

11B St. Johns Road
 STOURBRIDGE DY8 1EJ

EPC Rating: C Council Tax
 Band: D

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Tenure: Freehold



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