



Connells

Hawbush Road  
Brierley Hill





### Property Description

AN IMPRESSIVE, GOOD SIZE SEMI DETACHED PROPERTY. DRIVEWAY TO SIDE. LARGE PLOT WITH LARGE REAR GARDEN. MUCH IMPROVED BY ITS CURRENT OWNER & READY TO MOVE INTO. Briefly comprises; hall, lounge, dining kitchen to the ground floor and two bedrooms and bathroom on the first floor. Benefiting from double glazing, gas central heating, driveway and rear garden.

### To The Front

Fenced courtyard area with pathway leading to front door. Driveway to side. Gate to rear garden.

### Entrance Hallway

Double glazed door to the front elevation, double glazed window to the side elevation, radiator and doors to;

### Lounge

13' 7" x 12' ( 4.14m x 3.66m )  
Double glazed bow window to the front elevation, electric fireplace and radiator.

### Kitchen

17' x 7' 5" ( 5.18m x 2.26m )  
Double glazed windows to the rear and side elevations, wall and base units, worktops with inset sink/drain, electric oven/gas hob, washing machine tumble dryer, double glazed french doors to the rear elevation and radiator.

### Landing

Double glazed window to the side elevation, access to insulated loft space and doors to bedrooms and bathroom.

### Bedroom One

13' 9" max narrowing to 12' 6" min x 10' ( 4.19m max narrowing to 3.81m min x 3.05m )  
Two double glazed windows to the front elevation, overstairs storage and radiator.

### Bedroom Two

10' 10" x 9' 6" ( 3.30m x 2.90m )  
Double glazed window to the rear elevation and radiator.

### Bathroom

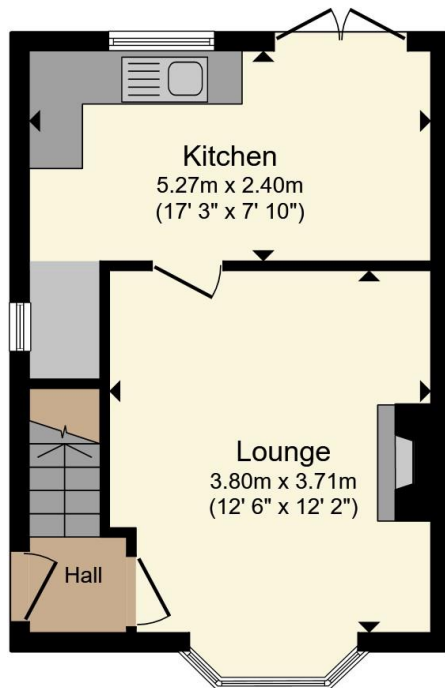
Double glazed window to the rear elevation and suite comprising; bath, power shower, wash hand basin, wc, extractor fan and radiator rail.

### Rear Garden

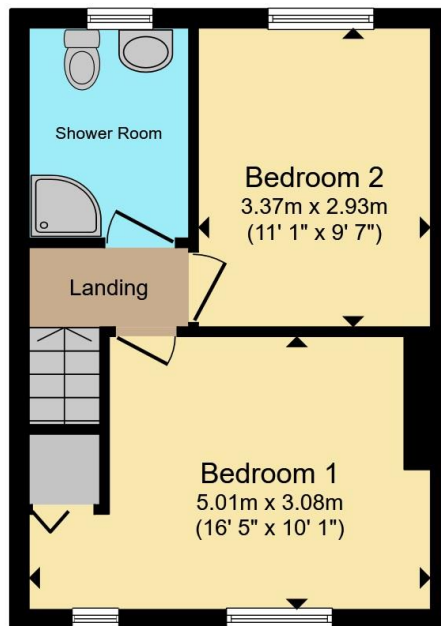
Good size, fully enclosed rear garden. Patio area leading to lawn.







**Ground Floor**



**First Floor**

Total floor area 60.0 m<sup>2</sup> (646 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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EPC Rating: Council Tax  
Awaited Band: A

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Tenure: Freehold



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