



Connells

The Breeze  
Brierley Hill





### Property Description

A FANTASTICALLY LOCATED THREE STORY END TOWN HOUSE WITH ONE BATHROOM & TWO SHOWER ROOMS. CLOSE TO LOCAL AMENITIES THIS PROPERTY IS A PERFECT FAMILY HOME, CLOSE TO THE MERRY HILL CENTRE AND TRANSPORT LINKS NEARBY. This property briefly comprises of; Entrance Hallway, Bedroom Three, Utility and Shower Room on the ground floor, with stairs leading to the landing of the first floor with the Kitchen and Living room off the landing. The second floor comprises of Master Bedroom with ensuite, Bedroom two and Family Bathroom.

### To The Front

Leading to the front of the property is a tarmac and gravel driveway with a pathway leading to the rear garden.

### Utility Room

6' 2" x 5' 4" ( 1.88m x 1.63m )  
Door to rear garden, central heating radiator and boiler.

### Bedroom 3

9' 1" x 8' 1" ( 2.77m x 2.46m )  
Double glazed window to the rear and central heating radiator.

### Entrance Hall

Doors to downstairs shower room, utility room and bedroom 3, central heating radiator and stairs to first floor with storage underneath.

### Lounge

14' 7" Max x 13' 6" ( 4.45m Max x 4.11m )  
Double glazed window to the rear and central heating radiator.



## Kitchen

7' 10" Max x 11' 8" ( 2.39m Max x 3.56m )  
Double glazed window to the front elevation, fitted kitchen with a range of wall and base units, stainless steel sink/drainer, worksurfaces with splashback tiling, electric oven and gas hob with fan, tiled flooring and radiator.

## Landing

Stairs to second floor and doors to; kitchen and lounge

## Bedroom 1

12' 6" x 8' 8" ( 3.81m x 2.64m )  
Double glazed window to the rear elevation, mirrored wardrobes spotlights to ceiling and radiator.

## Ensuite

Double glazed obscure window to the rear elevation, suite comprising; shower cubicle, wash hand basin, wc and radiator.

## Bedroom 2

10' 11" x 9' 6" ( 3.33m x 2.90m )  
Double glazed window to the front elevation and central heating radiator.

## Bathroom

Family bathroom with suite comprising; bath, wash hand basin, wc and extractor fan.

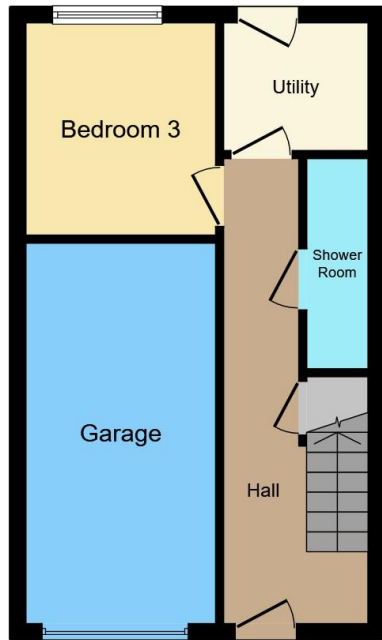
## Rear Garden

Paved patio with fencing leads to a lawn with garden shed.

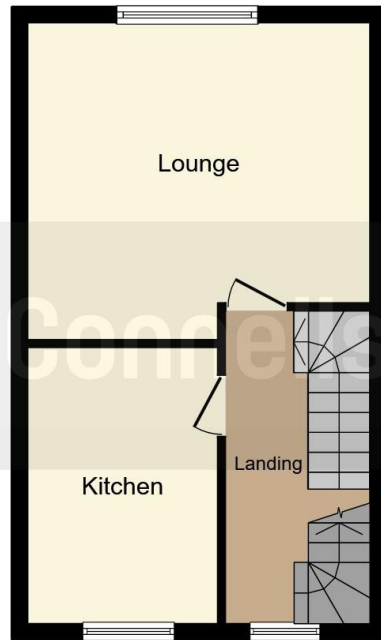
## Garage



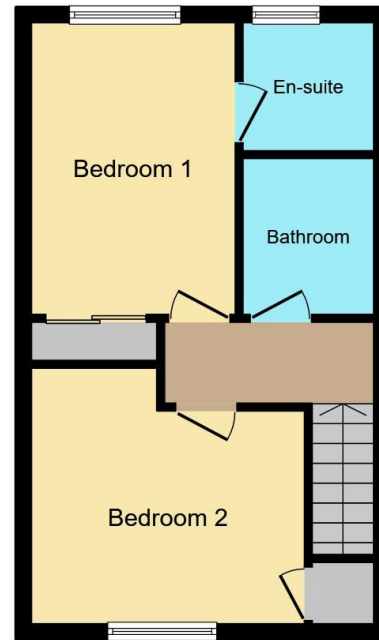




**Ground Floor**



**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](http://www.focalagent.com)

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**EPC Rating: C**

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Tenure: Freehold



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