



**Connells**

The Plantation  
Brierley Hill



# The Plantation Brierley Hill DY5 4RT

for sale offers in the region of  
**£240,000**



## Property Description

Welcome to this well-presented three-bedroom semi-detached property, offering a perfect blend of comfort, space, and potential. Situated in a popular residential area, this charming home is ideal for families, first-time buyers, or those looking to upsize.

Upon entering, you're greeted by a spacious hallway leading to a bright and airy lounge and dining area, and a well-appointed kitchen with views over the garden. Upstairs, the property boasts three well-proportioned bedrooms and a family bathroom.

One of the standout features of this home is the large rear garden, offering plenty of space for outdoor entertaining, relaxing or family play. To the side, you'll find a substantial garage, perfect for additional storage, workshop space, or secure parking.

Further benefits include off-street parking, double glazing, and gas central heating throughout.

Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.

## To The Front

Lawn to the front with stone chippings, tarmac driveway providing off road parking and leading to garage and entrance door.

## Entrance Hallway

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

## Lounge/Diner

25' 8" x 10' max ( 7.82m x 3.05m max )  
Double glazed bay window to front elevation, Double glazed door to the rear with glazed side panels, log burner and two radiators.

## Kitchen

8' 10" x 7' 4" ( 2.69m x 2.24m )  
Double glazed window to the rear elevation, wall and base units with worksurfaces with inset sink/drain, splashback tiling, integrated oven, gas hob and cooker hood and extractor fan.

## Landing

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

## Bedroom One

13' 1" into bay x 10' 10" max ( 3.99m into bay x 3.30m max )  
Double glazed bay window to the front elevation and radiator.

## Bedroom Two

10' 2" x 10' 2" ( 3.10m x 3.10m )  
Double glazed window to the rear elevation and radiator.

## Bedroom Three

7' 4" x 6' 5" ( 2.24m x 1.96m )  
Double glazed window to the side elevation and radiator.

## Bathroom

Double glazed window to the rear elevation, tiled walls with suite comprising; bath with shower over, wash hand basin, wc and heated towel rail.





## Rear Garden

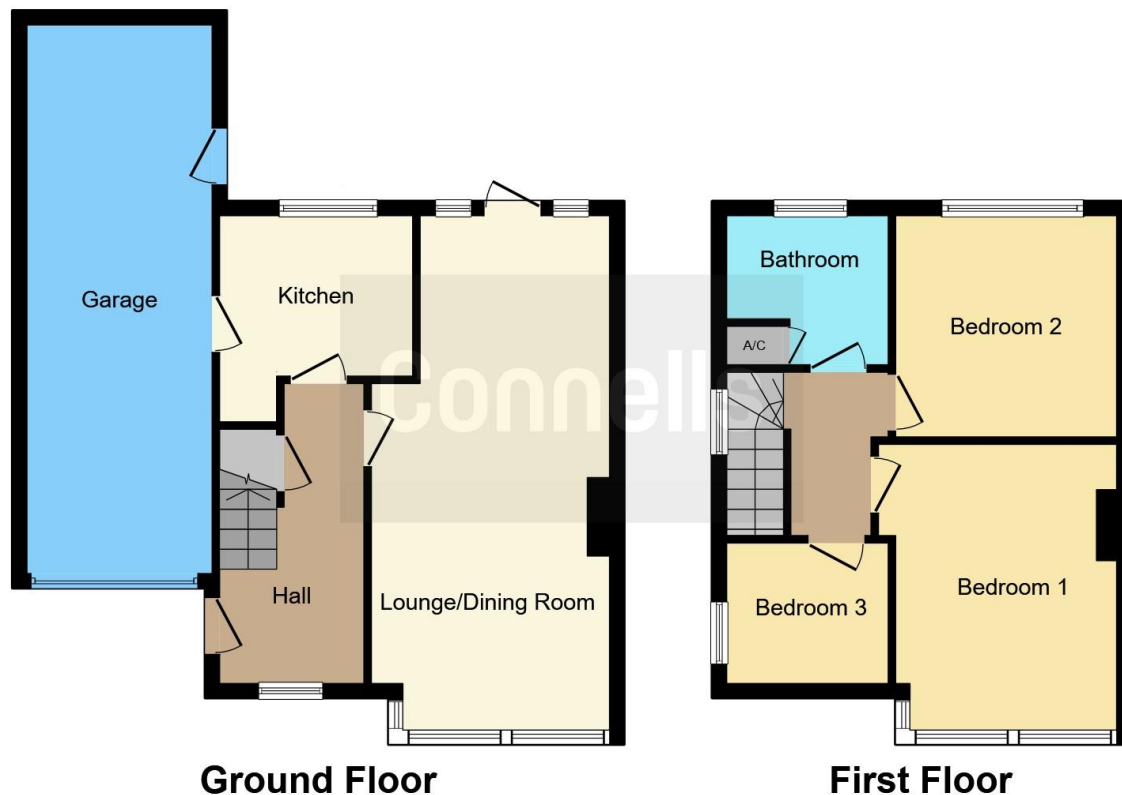
Paved patio to the rear leading to the lawn with stone chippings and garden sheds.

## Garage

25' 1" x 7' 3" ( 7.65m x 2.21m )

Double glazed door to the side elevation, up and over garage door, power and lights.





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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Tenure: Freehold



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