



The Briars, Hagley, Stourbridge, DY9 0GB

welcome to

The Briars, Hagley, Stourbridge

NO UPWARD CHAIN****END OF TERRACE*****THREE BEDROOMS****GARAGE****ALLOCATED PARKING SPACE****MASTER BEDROOM WITH ENSUITE****REAR GARDEN****WALKING DISTANCE TO THE VILLAGE AMENITIES****CATCHMENT FOR SOUGHT AFTER SCHOOLS****





Ground Floor



First Floor



Garage

shipways

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

Agent Note

The Council Tax Band is D.

Approach

Approached via a shared driveway, leading to front door with canopy over.

Entrance Hallway

Having a Front Facing Door, ceiling light connection, central heated radiator, stairs to first floor and door to lounge.

Lounge Area

13' 7" x 12' 4" (4.14m x 3.76m)

Having a rear facing window, central heating radiator, feature fireplace inset electric fire, archway leading to dining area.

Dining Area

10' 9" x 7' (3.28m x 2.13m)

Having Rear Facing Sliding Doors to Garden, Central Heating Radiator, Ceiling Light Connection and door to Kitchen.

Kitchen

10' 7" x 8' 6" (3.23m x 2.59m)

Having a Side Facing Double Glazed Window, Ceiling Light Connection, a range of Wall and Base Units and Drawers with work tops over, Sink and Drainer Unit with Mixer Tap over, space and plumbing for washing machine and under surface Fridge Freezer. There is a Four Ring Gas Hob with Oven Beneath and Extractor Fan over, Storage Cupboard, Wall mounted Central Heating Boiler and Tiling to splash prone areas.

Landing

Having Ceiling Light Connection, Loft Access and Doors To:-

Bedroom 1

12' 3" into recess x 9' 5" max (3.73m into recess x 2.87m max)

Having a Rear Facing Double Glazed Window, Ceiling Light Connection, Central Heated Radiator, archway

through to en-suite.

En-Suite

Having a Front Facing Obscure Window, Shower Cubicle, Pedestal Wash Hand Basin and door to Airing Cupboard.

Bedroom 2

9' 5" x 8' 7" (2.87m x 2.62m)

Having a Rear Facing Double Glazed Window, Ceiling Light Connection and Central Heated Radiator.

Bedroom 3

8' 9" x 6' (2.67m x 1.83m)

Having a side facing Double Glazed Window, Ceiling Light Connection and Central Heated Radiator. This room is currently used as an office.

Bathroom

Having a Rear Facing Obscure Glazed Window, Ceiling Light Connection, and Panelled Bath with Shower Attachment Over, Pedestal Wash Hand Basin, Low Level W/C and Tiling to splash prone areas.

Rear Garden

Having a paved patio area, outside light, being mainly laid to lawn, having mature trees and shrubs that line the borders with fencing for privacy. There is a side gate giving access to the allocated parking space and garage.

Garage

16' 6" max x 8' 2" max (5.03m max x 2.49m max)

Having up and over door, ceiling light connection and mainly used for storage.



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welcome to

The Briars, Hagley Stourbridge

- VILLAGE LOCATION
- THREE BEDROOM END OF TERRACE
- GARAGE AND ALLOCATED PARKING
- QUIET CUL-DE-SAC
- TWO RECEPTION AREAS

Tenure: Freehold EPC Rating: C

offers in excess of

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HAG105402 - 0013

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