

Connells

Brythill Drive
Brierley Hill

Brythill Drive
Brierley Hill DY5 3LU

for sale offers in the region of
£260,000







Property Description

A MODERN CORNER SEMI DETACHED PROPERTY IN A CUL-DE-SAC OVERLOOKING GREENERY & CANALSIDE. WELL PRESENTED THROUGHOUT. TWO PARKING SPACES WITH EV CHARGER. AMPLE VISITORS PARKING VERY CLOSE BY. SMALL, LOW MAINTENANCE REAR GARDEN & GOOD SIZE, LAWNED, FRONT GARDEN.- Brythill Drive was formally a Taylor Wimpey development called 'Waters Edge'. There are excellent transport links into Dudley and Stourbridge. As well as pleasant canalside walks into Merry Hill shopping centre. .

To The Front

Two allocated parking spaces directly outside the front with EV charger. Lawn area with inset path to front door.

Hallway

Double glazed front door leads into hallway with radiator, tiled floor, stairs off to first floor landing and doors to;

Cloakroom/Wc

Double glazed window to front elevation, radiator, wash hand basin and low flush wc.

Lounge

Double glazed bay window to front elevation and double glazed french doors to rear elevation. Radiator.

Dining Kitchen

Double glazed window to rear elevation and double glazed window and door to rear garden. Tiled floor. Space for dining table and radiator. A good range of wall and base units. Work surfaces incorporating sink unit. Integral gas hob and electric oven with extractor fan above. Plumbing for automatic washing machine and provision for further domestic appliances.

Landing

Loft access and doors to;

Bedroom One

Two double glazed windows to front elevation, radiator and fitted wardrobes.

En-Suite

Radiator, shower cubicle, wash hand basin and low flush wc.

Bedroom Two

Double glazed window to front elevation and radiator.

Bedroom Three

Double glazed window to rear elevation and radiator.

Family Bathroom

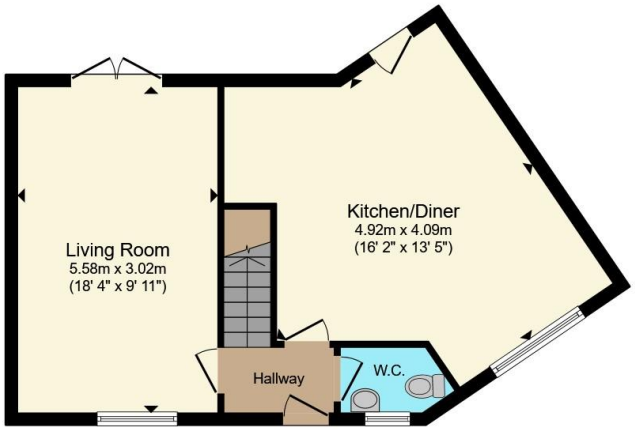
Radiator and suite comprising paneled bath with shower over, wash hand basin and low flush wc.

Rear Garden

Fully enclosed rear garden with paved patio area leading to astroturf lawn. BBQ Area to rear,







Ground Floor



First Floor





Total floor area 101.2 m² (1,089 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

Connells

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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: C

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Tenure: Freehold

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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