

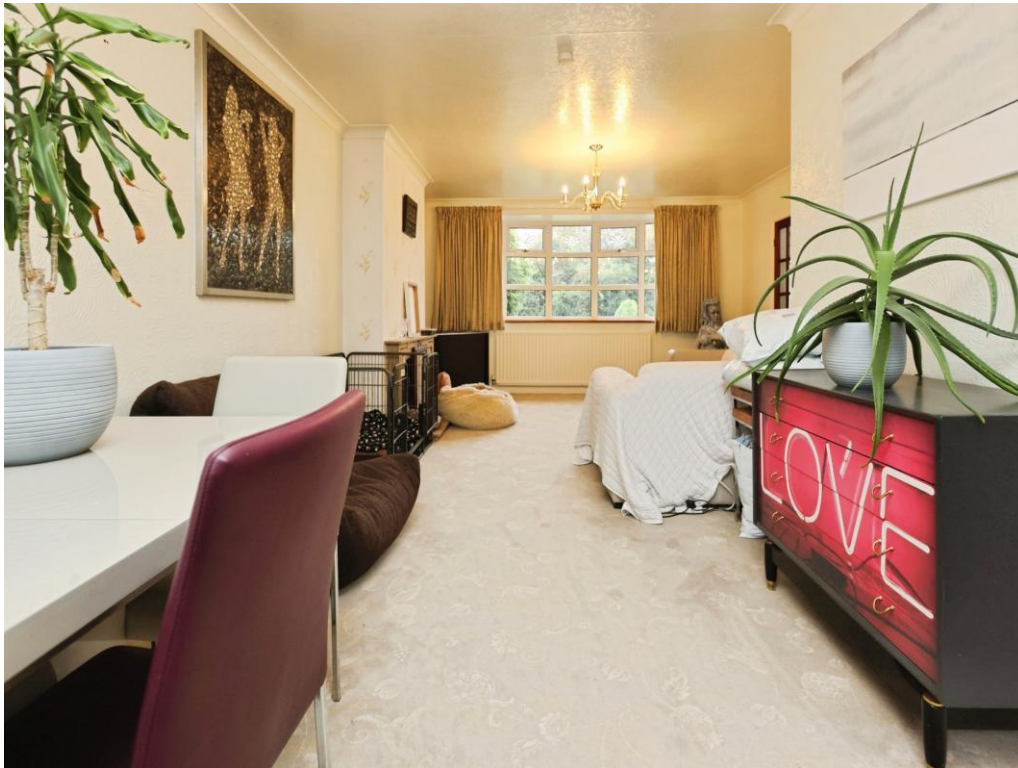


Connells

Red Cedars Smithy Lane
BRIERLEY HILL

Red Cedars Smithy Lane BRIERLEY HILL DY5 4UE

for sale offers in the region of
£400,000



Property Description

A UNIQUE OPPORTUNITY TO PURCHASE A DETACHED PROPERTY IN A MUCH SOUGHT AFTER LOCATION WHERE PROPERTY RARELY COMES FOR SALE. BUILT IN 1972 BY THE SAME FAMILY WHO HAVE LIVED THERE EVER SINCE. DESIGNED WITH GENEROUS SIZED ROOMS THROUGHOUT & OCCUPIES A HUGE PLOT WITH OPEN ASPECT TO FRONT & REAR. THE PROPERTY GAINED IT'S NAME "RED CEDARS" DUE TO RED CEDAR WOOD BEING USED DURING THE BUILD OF THE PROPERTY AND YOU CAN SEE THIS FEATURE AT THE FRONT UNDER THE BAY WINDOW AND ALSO WITHIN THE PROPERTY LEADING UP THE STAIRS AND LANDING BANNISTER RAIL.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To The Front

Driveway with lawn to side.

Entrance Porch

Double glazed front door and windows. Door to;

Hallway

Wood effect flooring, stairs off with Red Cedar wood, radiator and doors to cloakroom, lounge and kitchen.

Cloakroom/Wc

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

Through Lounge/Diner

Double glazed bow window to front elevation, three radiators

Through Lounge/Diner

Double glazed bow window to front elevation, three radiators, fireplace and double glazed window to rear elevation.

Kitchen

Double glazed window to rear elevation, radiator, a range of wall and base units. Work surfaces incorporating sink unit with mixer tap, electric hob with extractor hood above. Integral double oven, fridge and freezer dishwasher and door to;

Utility Room

Double glazed window to side elevation, double glazed door to rear elevation, radiator, shower cubicle, base units and work surfaces with inset Belfast sink. Plumbing for automatic washing machine and door to;

Garage

Double doors, power and lighting.

Landing

Loft access with ladder, double glazed window to side elevation, radiator, storage cupboard and doors to;

Bedroom One

Double glazed window to front elevation and radiator.

Bedroom Two

Double glazed window to rear elevation and radiator.

Bedroom Three

Double glazed window to front elevation and radiator.

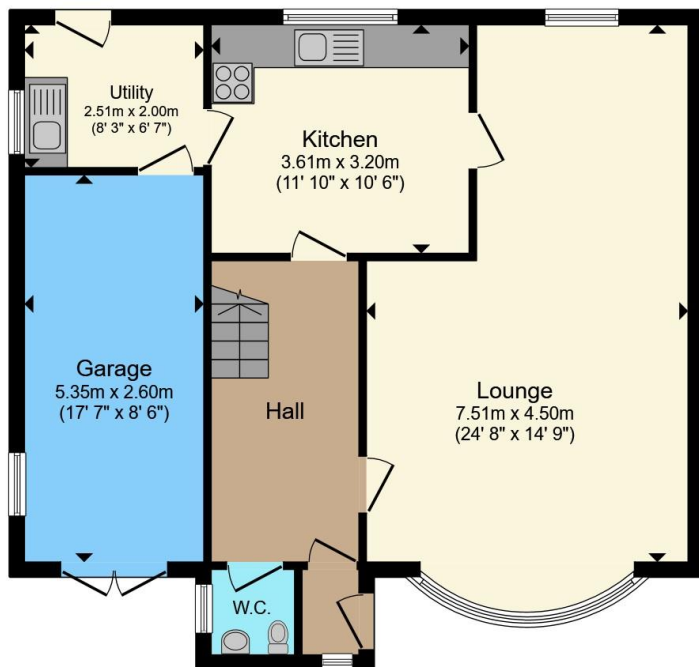
Shower Room

Double glazed window to rear elevation and radiator. Double walk in shower cubicle, wash hand basin and low flush wc.

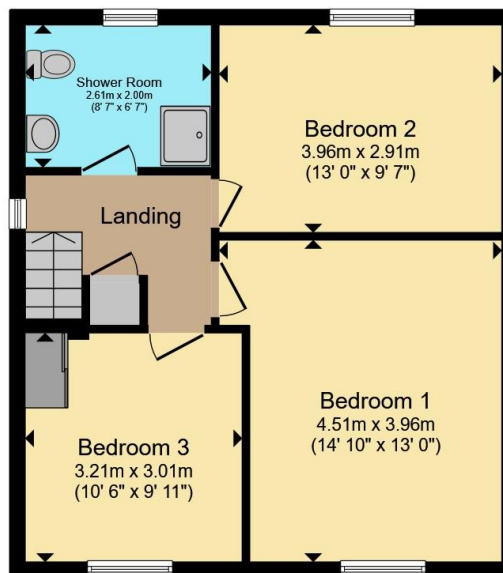
Rear Garden

Fully enclosed rear garden with paved patio area leading to lawn with flower and shrub borders. Greenhouse and garden shed. Side gate to front.





Ground Floor



First Floor

Total floor area 124.1 m² (1,336 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

To view this property please contact Connells on

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11B St. Johns Road
STOURBRIDGE DY8 1EJ

EPC Rating: Council Tax
Awaited Band: D

view this property online connells.co.uk/Property/SBR313718

Tenure: Freehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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