



**Connells**

Pheasant Street  
Brockmoor Brierley Hill



### Property Description

AN AMAZING LINK DETACHED PROPERTY MUCH IMPROVED BY ITS CURRENT OWNERS. MUST BE VIEWED TO FULLY APPRECIATE WHATS ON OFFER. MASSIVELY EXTENDED TO THE REAR WITH LANTERN WINDOW. STUNNING MODERN CONSERVATORY OVERLOOKING ATTRACTIVE GARDEN. DECEPTIVELY SPACIOUS WITH THE EXTENSION & UTILITY ROOM TO SIDE. MANY GREAT ADDITIONS WITH SAUNA SHOWER, CLOAKROOM/WC. SITUATED WITH A SCHOOL & DAVID LLOYD LEISURE CENTRE ON YOUR DOORSTEP.

### To The Front

Brick wall with railings encloses the block paved driveway leading to front door.

### Entrance Hallway

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

### Cloakroom/Wc

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

### Kitchen

Double glazed window to the front elevation, a range of wall/base units, worktops with one and a half bowl sink/drainer, electric oven, induction hob, Large kitchen island and provision for further domestic appliances. Door to a little lobby then the utility. wood effect laminate flooring.

### Lounge

Double glazed french doors and window to the rear elevation, gas fire, radiator and lantern window with electric pleated window blind.

### Conservatory

Double glazed conservatory to the rear and side elevation. Doors to rear garden. Pleated roof blinds

### Utility

Loft access, wall cupboards, plumbing for automatic washing machine, outside vent for tumble dryer and door to rear garden.

### Landing

Double glazed window to the side elevation, loft access and loft is part boarded with light and power socket. Doors to;

### Bedroom One

Double glazed window to the front elevation and radiator. Complete width built in mirror wardrobe.

### Bedroom Two

Double glazed window to the rear elevation and radiator

### Bedroom Three/Dressing Room

Double glazed window to front elevation, radiator. Now used as dressing room, the room was made a little smaller and a wardrobes blocks the front window, easily removed.

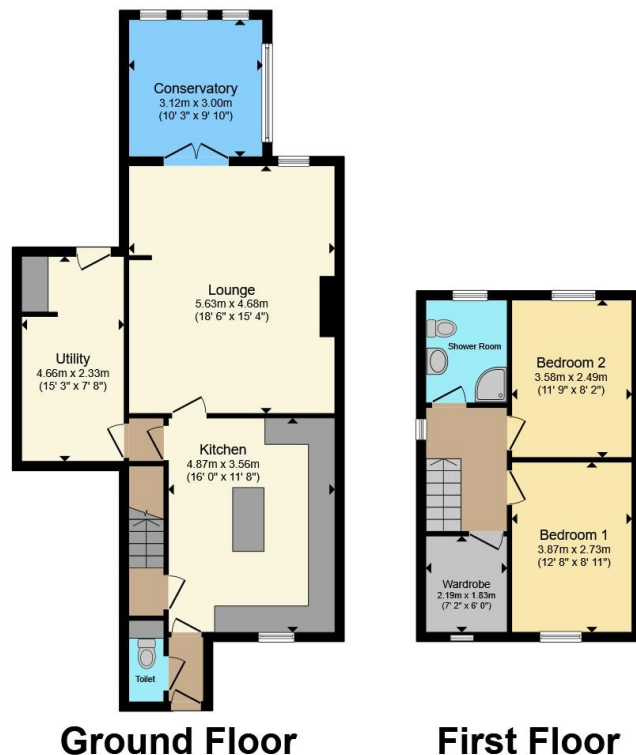
### Shower room

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

## Rear Garden

Period brick wall from the old school that was there previously, encloses the rear garden. Block paved patio area leading to astroturf lawn. Two outside taps, electric socket and pond feature.





Total floor area 109.0 m<sup>2</sup> (1,174 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](http://www.propertybox.io)



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EPC Rating: Council Tax  
 Awaited Band: C

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Tenure: Freehold



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