



Connells

Chancery Way
Brierley Hill



Property Description

AN ATTRACTIVE DETACHED PROPERTY AVAILABLE WITH NO UPWARD CHAIN DELAY. SCHOOLS & MERRY HILL SHOPPING CENTRE VERY CLOSE BY. A GOOD SIZE THROUGHOUT WITH A THROUGH LOUNGE/DINING ROOM & SEPARATE KITCHEN DOWNSTAIRS WITH THREE BEDROOMS, BATHROOM & SEPARATE WC UPSTAIRS. DRIVEWAY, INTEGRAL GARAGE & LOVELY REAR GARDEN- Merry Hill shopping centre is just opposite and Saltwells nature reserve is just around the corner ideal for family and dog walks.

To The Front

Driveway with lawn to both sides. Flower and shrub borders. Side gate giving access to rear garden.

Lounge Area

Front door leads directly into lounge with double glazed bay window to front elevation, radiator, stairs off to first floor landing and fireplace. Archway leads into;

Dining Area

Double glazed sliding patio doors to rear garden and door to;

Kitchen

Double glazed window to rear elevation, a range of wall and base units. Work surfaces incorporating, one and a half bowl, stainless steel sink unit. Electric oven and gas hob with extractor fan above. Plumbing for automatic washing machine. Provision for further domestic appliances. Understairs storage cupboard and door to side elevation.

Landing

Double glazed window to side elevation, airing cupboard, loft access and doors to:

Bedroom One

Double glazed window to front elevation and radiator.

Bedroom Two

Double glazed window to rear elevation and radiator. Fitted cupboard.

Bedroom Three

Double glazed window to front elevation and radiator.

Bathroom

Double glazed window to rear elevation and radiator. Paneled bath and wash hand basin.

Separate Wc

Double glazed window to side elevation and low flush wc.

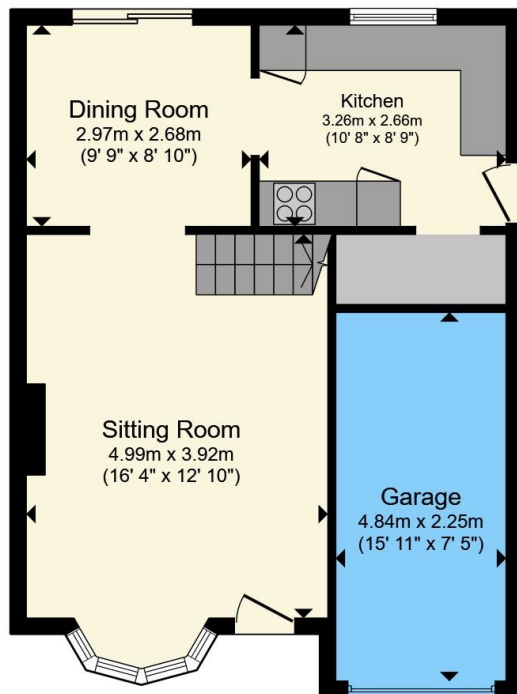
Garage

Up and over garage door. Power and lighting.

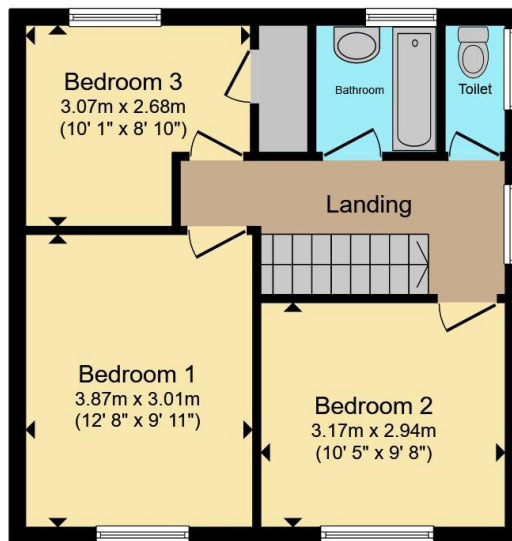
Rear Garden

Fully enclosed rear garden with paved patio area leading to lawn with flower and shrub borders.





Ground Floor



First Floor

Total floor area 94.2 m² (1,014 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

T 01384 374 545
E stourbridge@connells.co.uk

11B St. Johns Road
STOURBRIDGE DY8 1EJ

EPC Rating: C Council Tax
Band: C

view this property online connells.co.uk/Property/SBR313644

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SBR313644 - 0006