



**Connells**

Bradleymore Road  
Brierley Hill



## Property Description

A FANTASTIC OPPORTUNITY TO PURCHASE A MID-TERRACED PROPERTY CLOSE TO THE LOCAL HIGH STREET WITH SPACIOUS BEDROOMS, TWO BATHROOMS AND PLEASANT REAR GARDEN. JUST A SHORT WALK FROM THE MERRYHILL SHOPPING CENTRE Briefly comprising; lounge, kitchen, lobby, bathroom, three good size bedrooms (one with ensuite) and rear garden.

### Lounge

Double glazed entrance door and bay window to the front elevation, exposed varnished floor boards, spotlights to ceiling and radiator.

### Kitchen

Double glazed window to the rear elevation, recently refitted kitchen with a range of wall and base units with worktops, inset butler sink, dishwasher, electric oven, gas hob and extractor hood, tiled splashbacks, tiled floor and fridge freezer.

### Utility Room

Double glazed door to the side elevation, tiled floor and space for washing machine.

### Bathroom

Double glazed window to the side elevation, tiled floor and suite comprising; "Rolltop Bath" wash hand basin, wc, water softener and radiator rail.

### Landing

Doors to bedrooms

### Bedroom One

Double glazed window to the rear elevation, fitted wardrobes, radiator and door to ensuite.

### En Suite

Suite comprising; shower toilet and wash hand basin.

### Bedroom Two

Double glazed window to the front elevation, feature fireplace and radiator

### 2nd Floor

### Bedroom Three

Double glazed skylight window to the rear elevation and radiator

### Rear Garden

Fully enclosed rear garden comprising of a paved patio leading to the lawn with flowers and shrubs, garden shed.





**Ground Floor**

**First Floor**

**Second Floor**

Total floor area 82.6 m<sup>2</sup> (889 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)

Connells

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EPC Rating: D      Council Tax  
 Band: A

view this property online [connells.co.uk/Property/SBR313353](http://connells.co.uk/Property/SBR313353)



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.

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