



**Connells**

Woods Lane  
Quarry Bank Brierley Hill



### Property Description

Woods Lane links Amblecote Lane and Caledonia, this particular property being on the Amblecote end. There are handy shops as well as an excellent 'chippy' on the street! There is a bus stop close by taking you to Merry Hill shopping centre.

### To The Front

Paved driveway providing off road parking leads to the side entrance and garage.

### Entrance Hallway

Double glazed window and door to the side elevation, radiator and door to;

### Through Lounge Diner

Double glazed window to the rear elevation, feature fireplace with gas fire and radiator.

### Kitchen

Double glazed window and door to the rear elevation, wall and base units with worksurfaces and inset sink/drainers, electric oven, hob and extractor fan and radiator.

### Conservatory

Double glazed conservatory with door to the side elevation.

### Bedroom One

Double glazed bow window to the front elevation and radiator.

### Bedroom Two

Double glazed window to the front elevation and radiator.

### Bathroom

Double glazed window to the side elevation, fully tiled with suite comprising; shower cubicle with shower, wash hand basin, wc and radiator.

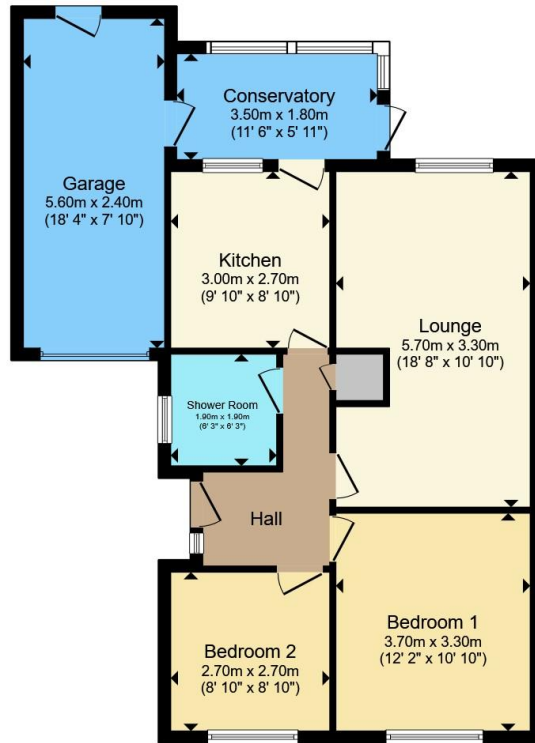
### Rear Garden

Fully enclosed rear garden comprising of a paved patio and steps to the lawn. Flower and shrub borders.

### Garage

Up and over door leads into the garage. Power and lighting.





Total floor area 77.9 m<sup>2</sup> (839 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: C Council Tax  
Band: B

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Tenure: Freehold



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