

For Sale

offers in the region of **£220,000**



Bryce Road BRIERLEY HILL DY5 4ND

A WELL PRESENTED & MUCH IMPROVED SEMI DETACHED PROPERTY OCCUPYING A HUGE PLOT. WELL PRESENTED THROUGHOUT & READY TO MOVE INTO. SPACIOUS ACCOMMODATION. AN INTERNAL VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY.

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To The Front

Block paved driveway

Hallway

Double glazed front door leads into hallway with radiator, wood effect laminate flooring, understairs storage cupboard housing plumbing for automatic washing machine. Stairs off and doors to;

Sitting Room

Double glazed window to rear elevation and radiator.

Lounge

Double glazed window to rear elevation and radiator.

Lounge

Double glazed window to rear elevation and radiator. Door to;

Kitchen

Double glazed window to front and side elevations and radiator. Wall and base units. Work surfaces incorporating sink unit. Space for gas cooker. Wall mounted combination boiler. Door to rear garden.

Landing

Loft access and doors to;

Bedroom One

Double glazed window to front elevation and radiator. Wood effect laminate flooring and overstairs storage cupboard.

Bedroom Two

Double glazed window to rear elevation and radiator. Wood effect laminate flooring.

Bedroom Three

Double glazed window to rear and side elevations and radiator. Wood effect laminate flooring.

Shower Room

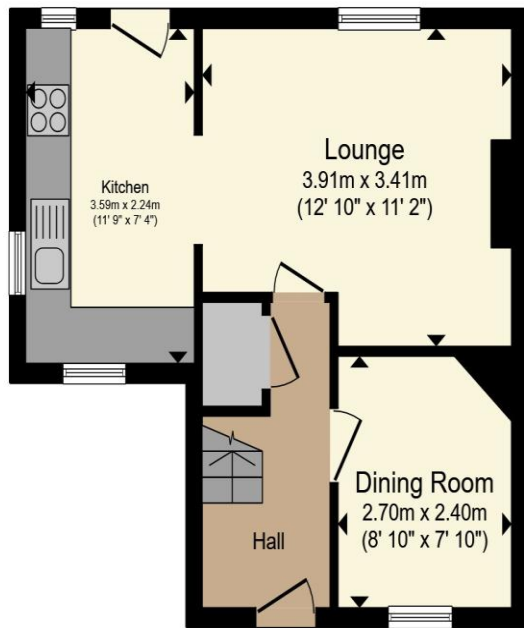
Double glazed window to rear elevation and towel rail radiator. Shower cubicle and wash hand basin.

Rear Garden

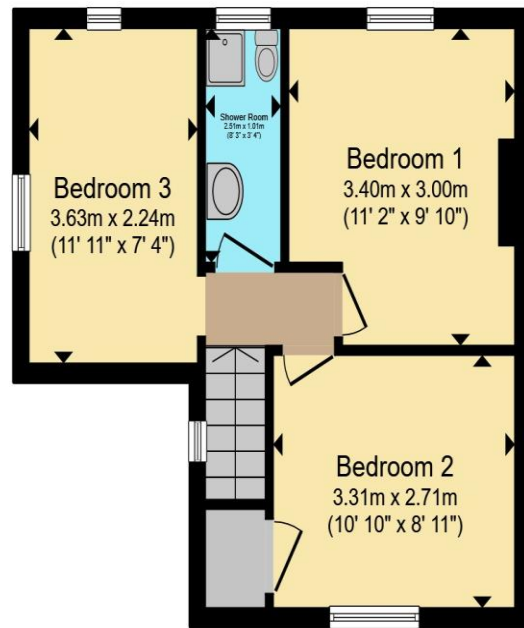
Fully enclosed rear garden with paved patio area leading to lawn.







Ground Floor



First Floor

Total floor area 67.8 m² (730 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



To view this property please contact Connells on

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11B St. Johns Road
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Property Ref: SBR313626 - 0002

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

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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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