



Connells

Stour Hill  
BRIERLEY HILL

# Stour Hill BRIERLEY HILL DY5 2AT

for sale offers over  
**£260,000**



## Property Description

AN IMMACULATELY PRESENTED DETACHED PROPERTY WHICH HAS BEEN MUCH IMPROVED BY ITS CURRENT OWNERS TO A VERY HIGH STANDARD. AN INTERNAL VIEWING IS ESSENTIAL TO FULLY APPRECIATE WHAT'S ON OFFER. THE PROPERTY OCCUPIES A LARGE PLOT WITH AMPLE DRIVEWAY & ATTRACTIVE REAR GARDEN.- Stour Hill is situated in Quarry Bank and adjoins Bower Lane with Evers Street. The attractive Stevens Park is very close by as well as Merry Hill shopping centre.

\*Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.\*

## To The Front

Paved driveway leads to;

## Entrance Hall

Double glazed front door, radiator, solid oak flooring(same in lounge but currently covered by carpet. Stairs off to first floor landing.

## Through Lounge/Dining Room

Double glazed bay window to front elevation, radiator, understairs storage cupboard housing combination boiler (with an extended warranty) and a solar panel Thermal system for hot water that runs alongside the boiler. Door to;

## Kitchen

Double glazed window and french doors to rear garden, spotlights, a range of wall and base units. Work surfaces incorporating sink unit with 'Hot' tap(immediate boiling water), electric induction hob and double oven.

Provision for further domestic appliances.

## Landing

Double glazed window to side elevation, loft access and doors to;

## Bedrom One

Double glazed window to front elevation, radiator, fitted wardrobes and cupboard.

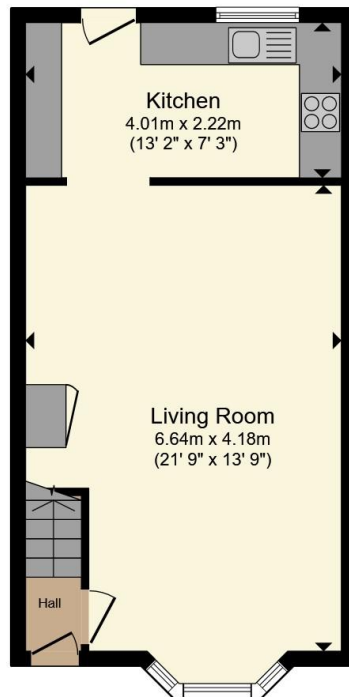
## Bedrom Two

Double glazed window to rear elevation and radiator.

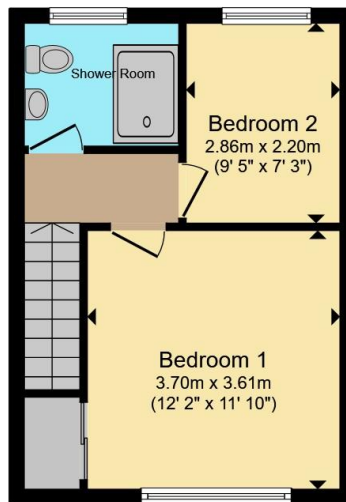
## Shower Room

Double glazed window to rear elevation and radiator. 1400mm long walk-in shower cubicle, wash hand basin and low flush wc.





**Ground Floor**



**First Floor**

Total floor area 71.2 m<sup>2</sup> (767 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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11B St. Johns Road  
STOURBRIDGE DY8 1EJ

EPC Rating: D Council Tax  
Band: B

**view this property online [connells.co.uk/Property/SBR313738](http://connells.co.uk/Property/SBR313738)**

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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