



**Connells**

School Road  
Quarry Bank Brierley Hill



### Property Description

AN IMPRESSIVE & MUCH IMPROVED SEMI DETACHED PROPERTY SITUATED IN QUARRY BANK WITH SALTWELLS NATURE RESERVE AT THE END OF THE ROAD! READY TO MOVE INTO, HAVING BEEN MUCH IMPROVED BY ITS CURRENT OWNER. THERE ARE SCHOOLS & SHOPS CLOSE BY ON QUARRY BANK HIGH STREET ASWELL AS MERRY HILL SHOPPING CENTRE.

### To The Front

Block paved driveway leading to front door and side gate to rear garden.

### Hallway

Double glazed front door leads into hallway with stairs off to first floor landing and door to;

### Lounge

Double glazed window to front elevation, radiator, wood effect laminate flooring, open fireplace and door to;

### Kitchen

Double glazed window to rear elevation, a range of wall and base units. Worksurfaces incorporating sink unit with mixer tap. Drawer unit, electric hob with extractor hood above and integral electric oven. Provision for further domestic appliances. Wood effect laminate flooring. Doors to understairs storage cupboard and;

### Lobby

Door to rear garden and;

### Cloakroom/Wc

Double glazed window to rear elevation and low flush wc.

### First Floor Landing

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

### Bedroom One

Double glazed window to front elevation and radiator. Fitted wardrobe and airing cupboard housing combination boiler.

### Bedroom Two

Double glazed window to rear elevation and radiator.

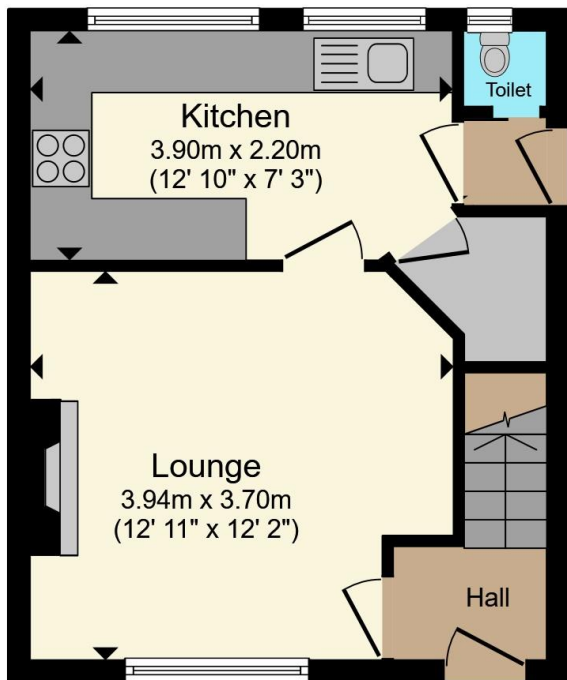
### Bathroom

Double glazed window to side elevation, shower cubicle, wash hand basin and low flush wc.

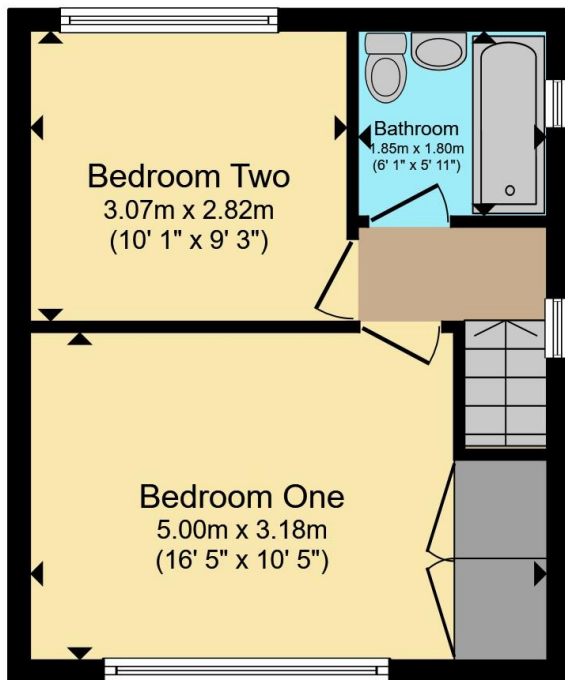
### Rear Garden

Fully enclosed rear garden with patio and good size lawn.





**Ground Floor**



**First Floor**

Total floor area 61.0 m<sup>2</sup> (656 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: D Council Tax  
Band: B

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Tenure: Freehold



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