



**Connells**

North View Drive  
Brierley Hill



### Property Description

A HUGE, MODERN DETACHED PROPERTY AVAILABLE WITH NO UPWARD CHAIN DELAY. SPACIOUS THROUGHOUT IDEAL FOR FAMILIES. SITUATED IN AN ENVIABLE POSITION DIRECTLY OPPOSITE THE ATTRACTIVE FENS POOL WHICH HOSTS PARK RUNS EVERY WEEKEND. THIS PARTICULAR PROPERTY OCCUPIES AN ELEVATED POSITION IN A CUL-DE-SAC. RUSSELLS HALL HOSPITAL & MERRY HILL SHOPPING CENTRE ARE BOTH CLOSE BY.

### To The Front

Block paved driveway to the front of the property providing off road parking.

### Entrance Porch

Double glazed entrance door to the side elevation and double glazed windows to the front and side, door to;

### Entrance Hallway

Stairs to first floor landing and doors to;

### Lounge

Double glazed sliding doors and window to the rear elevation, double glazed window to the front elevation and two radiators.

### Dining Room

Double glazed window to the front elevation and radiator

### Kitchen

Double glazed window to the rear elevation, a range of wall and base units with worktops, Belfast sink, integrated electric double oven, 5 ring gas hob and dishwasher and radiator.

### Landing

Access to loft and doors to;

### Bedroom One

Two double glazed windows to the front elevation, built in wardrobes, radiator and built in storage housing hot water tank.

### Bedroom Two

Double glazed window to the rear elevation and radiator.

### Bedroom Three

Double glazed window to the front elevation and radiator.

### Bedroom Four

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

### Bathroom

Double glazed window to the side elevation and suite comprising; bath with over bath electric shower, low level wc, wash hand basin and radiator.

### Bedroom Five

Double glazed window to the rear elevation and radiator.

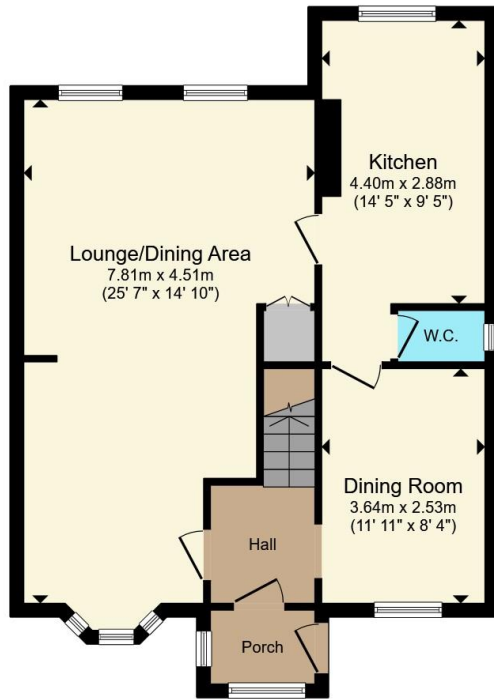
### Shower Room

Suite comprising; shower cubicle with electric shower, wash hand basin, low level wc and radiator.

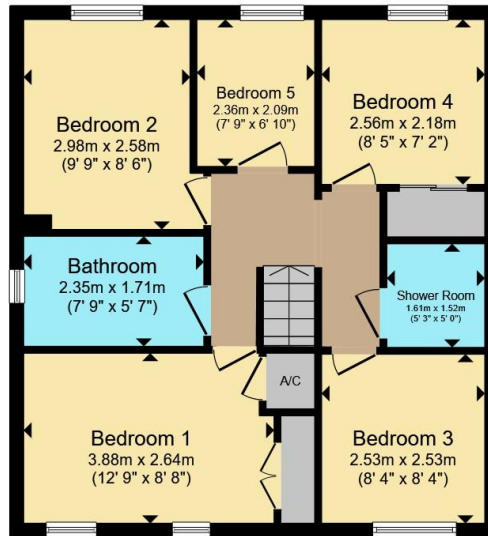
## Rear Garden

Paved patio area and steps to a further pebbled patio area.





**Ground Floor**



**First Floor**

Total floor area 117.1 m<sup>2</sup> (1,261 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)



To view this property please contact Connells on

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EPC Rating: Council Tax  
 Awaited Band: C

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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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