





# Brockmoor Close Stourbridge DY9 0YL

for sale offers in the region of  
**£300,000**



## Property Description

Connells presents this 3-Bedroom semi-detached property which offers comfortable living with the added benefits of a good-sized private rear garden which is beautifully presented and has private off-road parking.

The property features a bright and spacious lounge, a good-sized kitchen, and three well-proportioned bedrooms, making it an ideal family home.

Nestled in a sought-after area of pedmore, close to local schools, amenities, and transport links, this home is perfectly positioned for everyday living.

## To The Front

Driveway providing off road parking with iron railings leads into the carport and access to entrance, steps down to the pathway giving side access to the rear garden and front garden with gravel area and various shrubs and plants.

## Entrance Hallway

Double glazed door to the front elevation, radiator, access to loft and stairs leading down to bedrooms, bathroom and conservatory.

## Lounge

21' 3" x 10' 7" ( 6.48m x 3.23m )  
Double glazed window to the front elevation, radiator and double glazed french doors to the rear elevation.

## Kitchen

9' 10" x 9' 9" ( 3.00m x 2.97m )  
Double glazed window to the rear elevation, wall and base units with worksurfaces, tiled splashbacks and inset sink/drain, fixed extractor hood.

## Downstairs Landing

Double glazed door leading into the conservatory, radiator, storage and doors to bedrooms and bathroom.

## Bedroom One

13' x 11' 7" ( 3.96m x 3.53m )  
Double glazed window to the rear elevation, fitted wardrobes and radiator.

## Bedroom Two

11' 11" x 10' 8" ( 3.63m x 3.25m )  
Double glazed window to the side elevation and radiator.

## Bedroom Three

10' 11" x 7' 11" ( 3.33m x 2.41m )  
Double glazed window to the front elevation and radiator.

## Wc/Cloakroom

Double glazed window to the rear elevation, tiled with wc.

## Shower Room

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

## Conservatory

13' 8" x 7' 9" ( 4.17m x 2.36m )  
Double glazed conservatory with french doors opening to the rear garden, tiled floor and radiator.

## Rear Garden

The rear garden comprises of a paved patio, inset shaped lawn area , further area filled with shrubs and flowers and side access to the front of the property.







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.focalagent.com](http://www.focalagent.com)

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EPC Rating: C Council Tax  
 Band: C

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Tenure: Freehold



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