



Connells

Newtown  
Brockmoor Brierley Hill





### Property Description

A TWO BEDROOMED SEMI DETACHED PROPERTY IN A CENTRAL LOCATION CLOSE TO LOCAL AMENITIES AND SCHOOLS OFFERED WITH NO UPWARD CHAIN. Briefly comprising; Driveway, entrance hallway, lounge, kitchen, two bedrooms and bathroom, garden to rear.

### To The Front

Block paved driveway to the front of the property with pathway leading to the front door and side access to the rear garden.

### Entrance Hallway

Composite door to the front elevation, stairs to first floor landing, storage cupboard and radiator, wood effect flooring and doors to;

### Lounge

16' 2" max narrowing to 14' 6" min x 12' 8" ( 4.93m max narrowing to 4.42m min x 3.86m ) Double glazed sliding door to the rear elevation, electric fire and surround, wood effect flooring and radiator.

### Kitchen

12' 11" x 6' 2" ( 3.94m x 1.88m ) Double glazed window to the front elevation, a range of wall and base units with worksurfaces and single drainer sink, central heating boiler, wood effect flooring and radiator.

### Landing

loft access, wood effect flooring, storage cupboard and doors to;

### Bedroom One

13' 2" max narrowing to 11' 2" min x 12' 9" ( 4.01m max narrowing to 3.40m min x 3.89m ) Two double glazed windows to the rear elevation and radiator.

### Bedroom Two

9' 6" plus recess x 9' 5" ( 2.90m plus recess x 2.87m ) Two double glazed windows to the rear elevation and radiator.

### Bathroom

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

### Rear Garden

Patio to the rear leading to the lawn with garden shed.





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: D    Council Tax  
 Band: C

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Tenure: Freehold



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