



**Connells**

Barn Owl Walk  
Brierley Hill



### Property Description

Situated on the corner of Stamford Road and Barn Owl Walk. The parking is to the rear and there is a walkway to the front. Ample green spaces for dog walks etc.

### To The Front

Accessed via a walkway the property has a lawn to the front with inset pathway leading to the entrance door.

### Entrance Hallway

Double glazed entrance door to the front elevation, radiator, stairs to first floor landing and doors to;

### Lounge

20' 10" x 11' max narrowing to 7' 11" min ( 6.35m x 3.35m max narrowing to 2.41m min )  
Double glazed window to the front elevation and two radiators.

### Kitchen

15' 4" x 8' 9" ( 4.67m x 2.67m )  
Double glazed window to the rear elevation, wall and base units, worksurface with inset stainless steel sink/drainer and radiator.

### Landing

Double glazed window to the side elevation, loft access and doors to bedrooms and bathroom.

### Bedroom One

10' 2" x 9' 11" ( 3.10m x 3.02m )  
Double glazed window to the front elevation, fitted wardrobes and radiator.

### Bedroom Two

10' 4" x 10' 3" ( 3.15m x 3.12m )  
Double glazed window to the rear elevation and radiator.

### Bedroom Three

6' 10" x 6' 9" ( 2.08m x 2.06m )  
Double glazed window to the front elevation and radiator.

### Bathroom

Double glazed window to the front elevation and suite comprising; bath, wash hand basin,wc and radiator.

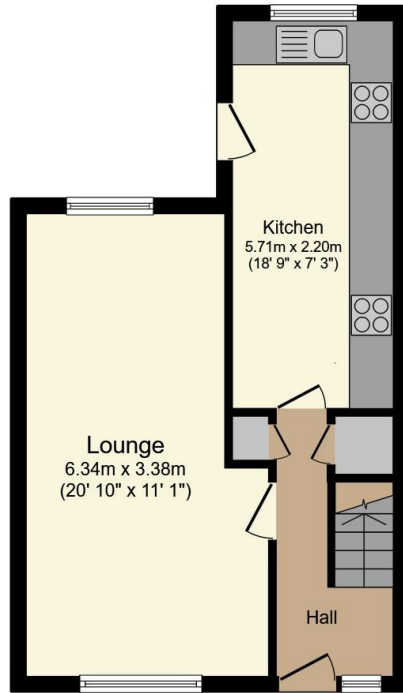
### Rear Garden

Rear and side garden laid mainly to paving with steps down giving access to garage en bloc.

### Garage En-Bloc

16' x 8' 4" ( 4.88m x 2.54m )  
Double doors giving access to the garage with window to the rear. Off road parking to side.

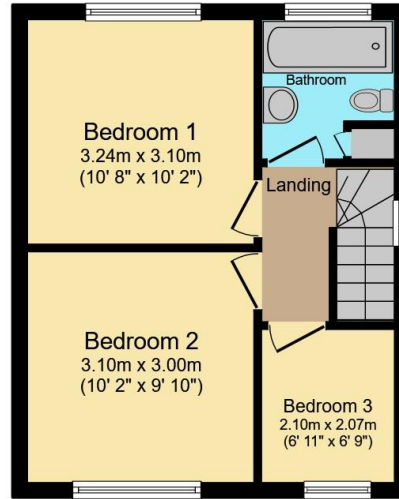




**Ground Floor**

Total floor area 69.4 m<sup>2</sup> (747 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)



**First Floor**



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**T 01384 374 545**  
**E [stourbridge@connells.co.uk](mailto:stourbridge@connells.co.uk)**

11B St. Johns Road  
STOURBRIDGE DY8 1EJ

EPC Rating: D Council Tax  
Band: C

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Tenure: Freehold



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