





# Corbyns Hall Road BRIERLEY HILL DY5 4RA

for sale offers over  
**£260,000**



## Property Description

Located in a well-connected area, this beautifully presented three-bedroom semi-detached property on Corbyns Hall Road offers spacious and versatile living, perfect for families or first-time buyers alike.

The property boasts a bright and welcoming layout, including a generously sized lounge, a modern fitted kitchen with ample storage, and a separate dining area ideal for entertaining. Upstairs features three well-proportioned bedrooms and a contemporary family bathroom.

Outside, the low-maintenance rear garden provides a private space to unwind, with patio and artificial lawn areas that require minimal upkeep.

Situated close to local schools, shops, and transport links, this property offers the perfect blend of comfort, convenience, and practicality.

## To The Front

Block paved driveway providing off road parking and path to front door and wall surrounding front garden with trees and shrubs.

## Entrance Hallway

Stained glass feature entrance door with glazed side arch panels, wood effect flooring, radiator and stairs to first floor landing.

## Side Storage

With double glazed door to the front elevation and velux windows.

## Lounge

19' 8" x 10' 3" ( 5.99m x 3.12m )  
Double glazed french doors to the rear elevation with side glazed panels, wood effect

flooring, two radiators, velux window and feature fireplace with coal fuel burner.

## Dining Room

12' 6" into bay x 11' 4" ( 3.81m into bay x 3.45m )

Double glazed bay window to the front elevation with stained glass top panels, feature fireplace with coal fire, and radiator.

## Kitchen

15' 4" x 10' 9" ( 4.67m x 3.28m )

Double glazed window and door to the rear elevation, 3 velux windows, fitted kitchen with a range of wall and base units, "Rangemaster" oven with gas hob and metal splashback, cooker hood, spotlights to ceiling, tiled flooring and door to side.

## Home Office

8' 6" x 6' 5" ( 2.59m x 1.96m )

Double glazed window to the front elevation and radiator.

## First Floor Landing

Stained glass window to the side elevation and doors to bedrooms and family bathroom, stairs to main bedroom

## Bedroom Two

13' 7" into bay x 11' 9" into wardrobes ( 4.14m into bay x 3.58m into wardrobes )

Double glazed bay window to the front elevation and radiator.

## Bedroom Three

11' 8" x 10' 3" into wardrobes ( 3.56m x 3.12m into wardrobes )

Double glazed window to the rear elevation, picture rails and radiator.



## Family Bathroom

Double glazed window to the rear elevation, fully tiled with suite comprising; bath with rainfall shower, wash hand basin, wc, extractor fan, heated towel radiator and cupboards for storage.

## Bedroom One

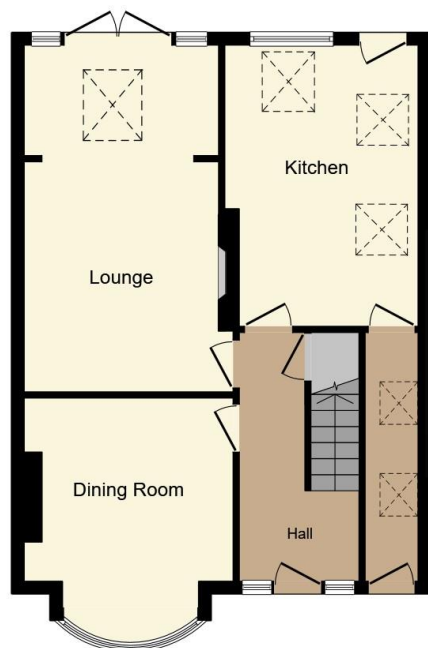
18' x 14' 9" into cupboards ( 5.49m x 4.50m into cupboards )

Double glazed windows to the rear and side elevation, velux to the front elevation and radiator.

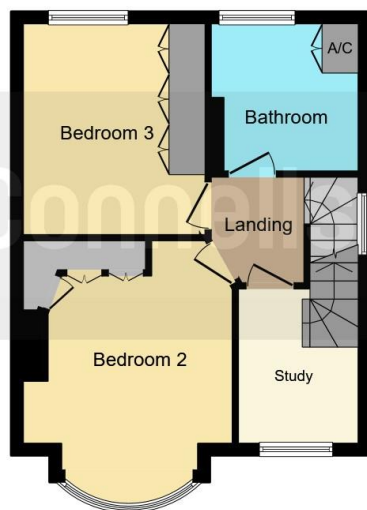
## Rear Garden

Paved patio to the rear of the property leading to an astro turf lawn with various shrub borders and garden shed.

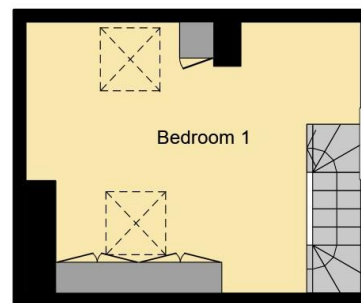




**Ground Floor**



**First Floor**



**Second Floor**

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EPC Rating: C Council Tax  
 Band: B

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Tenure: Freehold



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