



**Connells**

Leys Crescent  
Brockmoor Brierley Hill



### Property Description

Situated on the outskirts of Brockmoor. Leys Crescent is off Leys Road with good transport links to Stourbridge, Merry Hill & Brierley Hill. The David Lloyd leisure centre is also close by.

### To The Front

Steps to a paved and stone frontage with palm trees and side access to the rear garden.

### Entrance Hall

Double glazed entrance door to the front elevation, radiator, tiled floor and sliding door to the kitchen. Tiled floor.

### Lounge

15' 11" max x 11' 5" max into recess ( 4.85m max x 3.48m max into recess )  
Double glazed window to the front elevation, wall mounted electric fire and radiator. Double glazed sliding patio doors to conservatory. Tiled floor.

### Kitchen

9' 10" x 8' 9" max into recess ( 3.00m x 2.67m max into recess )  
Two double glazed windows and door to conservatory, wall and base units, worksurfaces with inset one and half bowl sink/drainer, electric oven, double hob and cooker hood, tiled floor and understairs storage. Tiled floor.

### Conservatory

21' 3" x 10' 6" max narrowing to 5' 8" min ( 6.48m x 3.20m max narrowing to 1.73m min )  
Double glazed conservatory with tiled floor overlooking the rear garden.

### Landing

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

### Bedroom One

18' 5" x 9' 3" into recess ( 5.61m x 2.82m into recess )  
Double glazed windows to the front and rear elevation and two radiators.

### Bedroom Two

14' 10" max x 7' 11" max ( 4.52m max x 2.41m max )  
Two double glazed windows to the front elevation and radiator.

### Bedroom Three

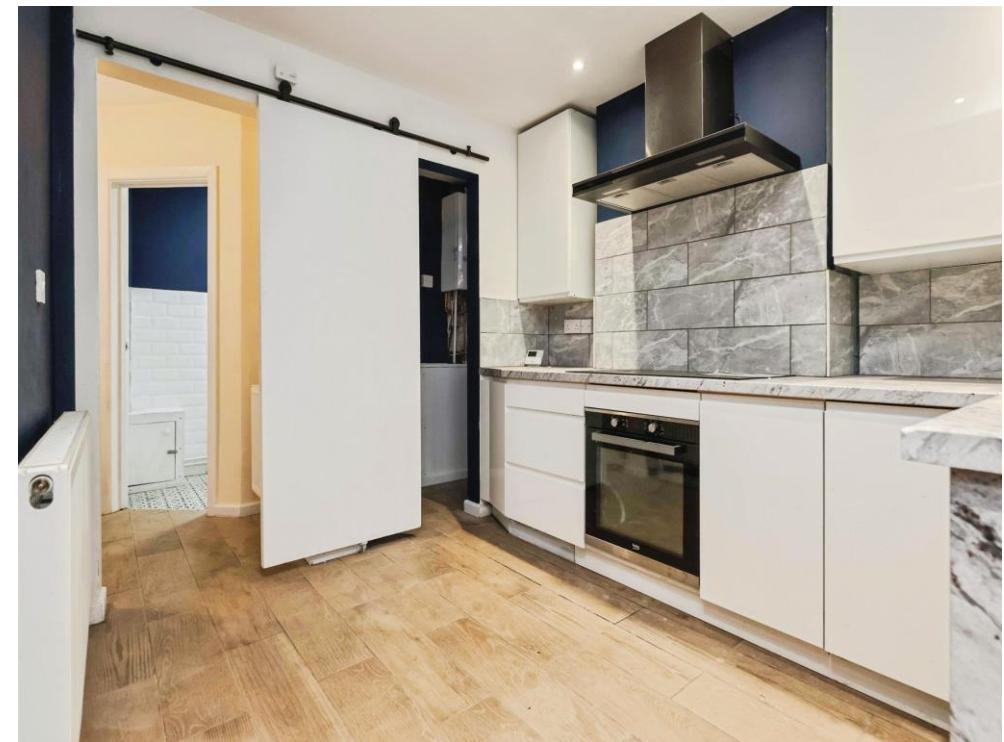
8' 5" x 7' 10" ( 2.57m x 2.39m )  
Double glazed window to the rear elevation and radiator.

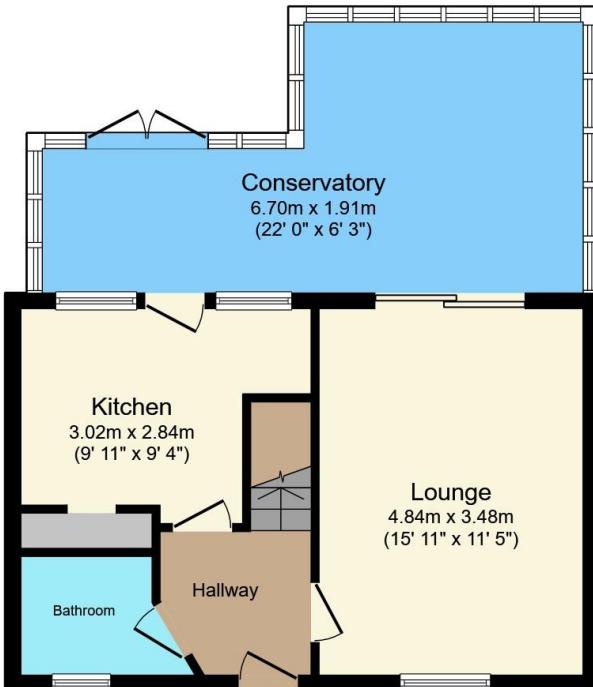
### Bathroom

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

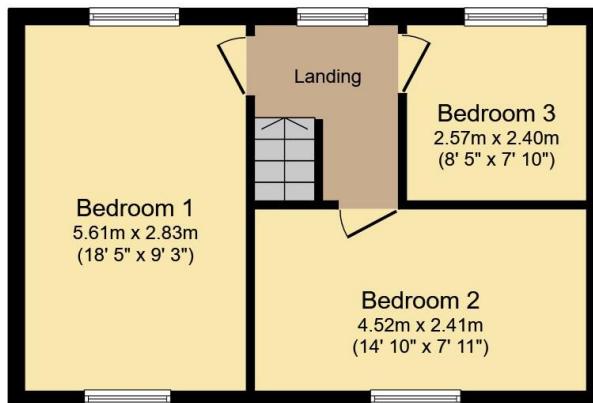
### Rear Garden

Fully enclosed rear garden comprising of a decking area, fitted September 2025, leading the the lawn with inset pathway to large wooden shed for use as gym, play room etc with additional covered area for hot tub or outdoor dining. Side access to the front of the property.





**Ground Floor**



**First Floor**

Total floor area 92.8 m<sup>2</sup> (999 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)

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EPC Rating: D    Council Tax  
Band: B

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Tenure: Freehold



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