



**Connells**

Church Street  
Quarry Bank Brierley Hill



### Property Description

AN IMPRESSIVE MODERN SEMI DETACHED PROPERTY AVAILABLE WITH NO UPWARD CHAIN DELAY. AN IDEAL STARTER HOME, DOWNSIZE OR BUY TO LET AVAILABLE AT A GREAT PRICE. READY TO MOVE INTO WITH DOUBLE GLAZING & GAS CENTRAL HEATING SYSTEM. THERE IS OFF ROAD PARKING TO THE REAR & REAR GARDEN. CHURCH STREET IS A LOVELY LITTLE ROAD DIRECTLY OFF QUARRY BANK HIGH STREET. THERE ARE OBVIOUSLY AMPLE SHOPS ON THE HIGH STREET AS WELL AS A SCHOOL CLOSE BY.

### To The Front

Brick wall enclosed front courtyard area with pathway to front door.

### Hallway

Front door leads into hallway with radiator and doors to cloakroom/wc, kitchen and;

### Lounge

Double glazed French doors to rear garden. Stairs off to first floor landing. Radiator and wall mounted electric fire.

### Kitchen

Double glazed window to front elevation, a range of wall and base units. Work surfaces incorporating stainless steel sink unit with tiled splashback, integral gas hob, electric oven with extractor hood above. Extractor fan. Washing machine and high rise fridge freezer.

### Cloakroom/Wc

Wash hand basin and low flush wc.

### Landing

Doors to;

### Bedroom One

Double glazed window to rear elevation and radiator.

### Bedroom Two

Double glazed window to front elevation and radiator.

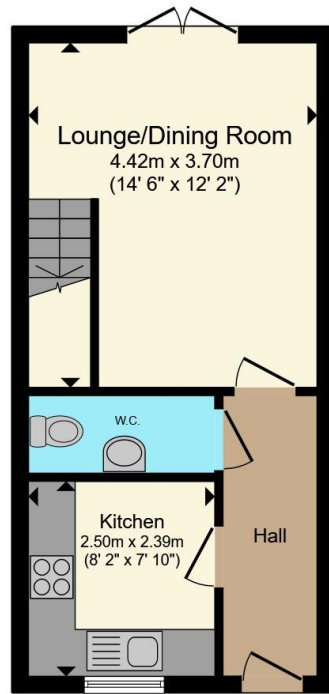
### Bathroom

Double glazed window to side elevation and radiator. Paneled bath, wash hand basin and low flush wc.

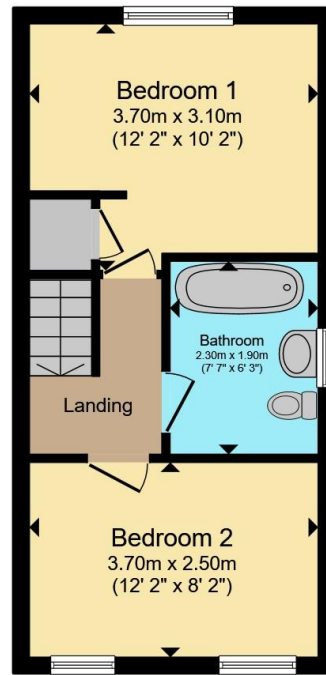
### Rear Garden

Fully enclosed rear garden with block paved patio area. Steps upto gravel pathway with lawn to side. Garden shed. Gate to off road parking space.





**Ground Floor**



**First Floor**

Total floor area 60.1 m<sup>2</sup> (647 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)



To view this property please contact Connells on

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

11B St. Johns Road  
 STOURBRIDGE DY8 1EJ

EPC Rating: Council Tax  
 Awaited Band: B

**view this property online [connells.co.uk/Property/SBR313514](http://connells.co.uk/Property/SBR313514)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SBR313514 - 0003