



**Connells**

Kittiwake Drive  
Brierley Hill



### Property Description

AN IMPRESSIVE DETACHED PROPERTY SET ON A POPULAR ROAD. AVAILABLE WITH NO UPWARD CHAIN DELAY. WELL PRESENTED AND READY TO MOVE INTO. SCHOOLS VERY CLOSE BY.

### To The Front

Tarmac driveway leads to front door and garage.

### Hallway

Front doors gives access to hallway with stairs off to first floor landing and door to;

### Lounge

Double glazed bow window to the front elevation, radiator, fireplace, wood effect laminate flooring and door to;

### Dining Room

Double glazed patio door to rear, radiator, wood effect laminate flooring and door to;

### Kitchen

Double glazed window to rear elevation, a range of wall and base units. Work surfaces incorporating sink unit. Gas hob and electric oven with extractor fan above. Plumbing for automatic washing machine and dishwasher. Door to side elevation.

### Landing

Doors to;

### Bedroom One

Double glazed window to front elevation and radiator, Wood effect laminate flooring. Fitted wardrobes.

### Bedroom Two

Double glazed window to front elevation and radiator, Wood effect laminate flooring.

### Bedroom Three

Double glazed window to rear elevation and radiator, Wood effect laminate flooring.

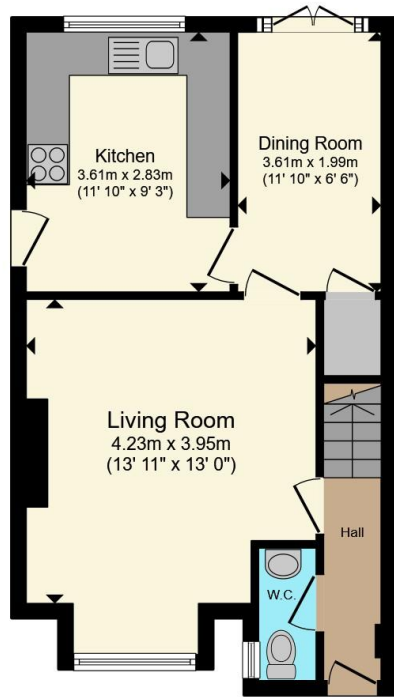
### Bathroom

Double glazed window to front elevation, towel rail radiator, shower cubicle, wash hand basin and low flush wc.

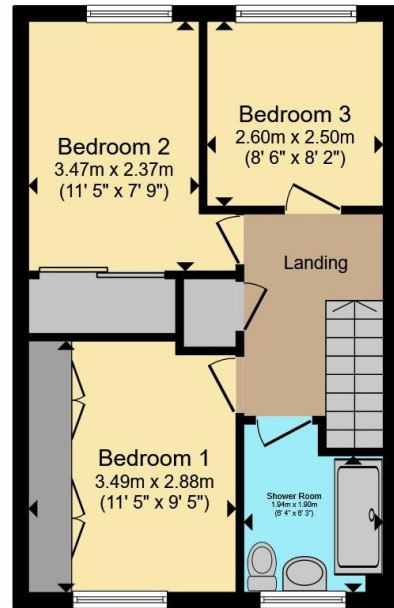
### Garage

Up and over garage door. Power and lighting. Window to rear and side door.

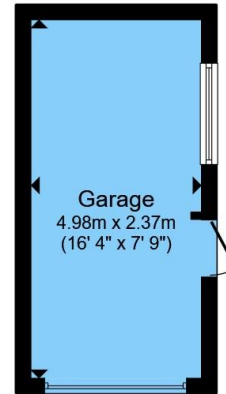




**Ground Floor**



**First Floor**



**Second 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: C Council Tax  
Band: D

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Tenure: Freehold



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