



Connells

Acres Road
BRIERLEY HILL

Acres Road BRIERLEY HILL DY5 2YB

for sale offers over
£310,000



Property Description

A GOOD SIZE DETACHED BUNGALOW WITH LOTS OF POTENTIAL TO IMPROVE FURTHER. OCCUPYING A LARGE PLOT WITH AMPLE FRONT & REAR GARDENS, DRIVEWAY & LARGE GARAGE. INTERNALLY IT OFFERS GENEROUS SIZED ROOMS THROUGHOUT PARTICULARLY THE MAIN BEDROOM & LOUNGE. ATTRACTIVE PARK VERY CLOSE BY. NO UPWARD CHAIN DELAY. *Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.*

To The Front

Tarmacadam driveway with garden to side and leading to garage & front door.

Hallway

Front door leads to hallway with doors to all rooms and rear elevation.

Lounge

Double glazed window to front elevation, radiator and fireplace with gas fire.

Dining Kitchen

Double glazed window to front elevation, radiator, a range of wall and base units. Work surfaces incorporating sink unit with mixer tap, integral electric hob and oven with extractor fan above. Integrated fridge. Provision for further domestic appliances. Dining area and fireplace with gas fire.

Bedroom One

Double glazed window to rear elevation, radiator and fitted wardrobes.

Bedroom Two

Double glazed window to rear elevation and radiator..

Bathroom

Window to veranda and radiator. Panelled bath, wash hand basin and low flush wc.

Utility Room

Window to garage, base units, works surfaces and stainless steel sink unit. Plumbing for automatic washing machine.

Cloakroom/Wc

Window to veranda and low flush wc.

Garage

Double doors, power and lighting.

Rear Garden

Fully enclosed rear garden, paved with inset flower and shrub borders.





Total floor area 92.9 m² (1,000 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

Connells

To view this property please contact Connells on

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EPC Rating: D Council Tax
 Band: D

view this property online connells.co.uk/Property/SBR313735



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.

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