



Lawnsdown Road, Brierley Hill
Offers in the Region Of £165,000

Features:

- Immaculate semi detached house
- Three bedrooms
- Living room
- Recently refitted kitchen
- Modern bathroom
- Landscaped rear garden
- Off road parking
- Epc rating to follow

Description: A truly remarkable three bedroom semi detached home in a pleasant location, benefitting for many upgrades and replacements including a new kitchen.

The layout briefly comprises: Welcoming entrance hall, with replaced thermal front door and under stairs cloaks cupboard. Excellent through living area, with grey carpeting leading towards the rear bi-fold doors over looking the garden. The space is semi open to the kitchen, which has recently been upgraded to a particularly high standard, offering an appealing colour scheme, glass splash backs, electric hob over the oven, soft close draws, built-in fridge and freezer and plumbing for a washing machine.

Bedroom one has a complete wall of modern fitted wardrobes. Double bedroom two at the front has a cupboard housing the central heating boiler. Bedroom three is a rather generous single room and the bathroom has an electric shower over the bath with a glazed screen aside. Outside, the replaced driveway can accommodate two cars, a new gate leads round to the rear garden which has just been landscaped with new paving and wood sleeper terracing, having central steps rising to the lawn. Other items of note: Double glazing, modern combination heating boiler to radiators, with Bosch heating controlling fixed to hall wall. There is also a house security alarm.

Locally a good range of shops sit close by, including a supermarket and takeaways, medical centre, dentist and gym clubs. The property is near to Stevens Park which has a play area and grassy banks. There are several schools within the vicinity and buses run into Merry Hill for the shopping centre, as well as back into Stourbridge.



Details:

Entrance Hallway

Through Living Room

20' 0" x 11' 2" both max (6.09m x 3.40m)

Recently refitted kitchen

9' 0" x 7' 9" (2.74m x 2.36m)

Stairs rise to first floor landing

Bedroom 1

10' 8" x 9' 1" to wardrobes (3.25m x 2.77m)

Bedroom 2

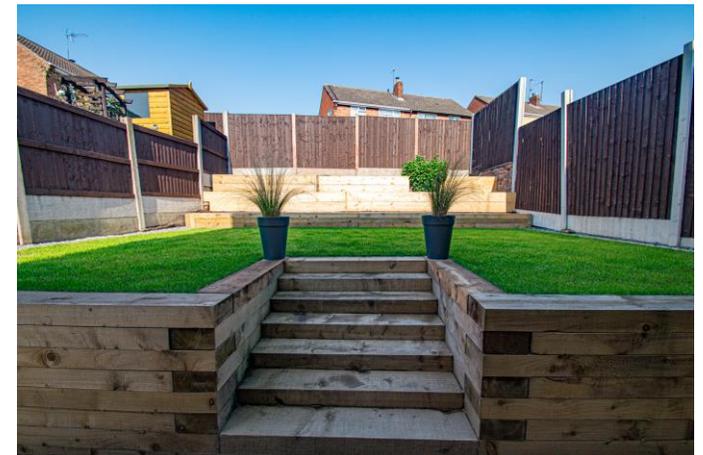
9' 4" min w x 8' 5" (2.84m x 2.56m)

Bedroom 3

8' 0" x 7' 0" (2.44m x 2.13m)

Family Bathroom

6' 10" x 5' 8" (2.08m x 1.73m)



EPC Rating: D

Council Tax Band: (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.

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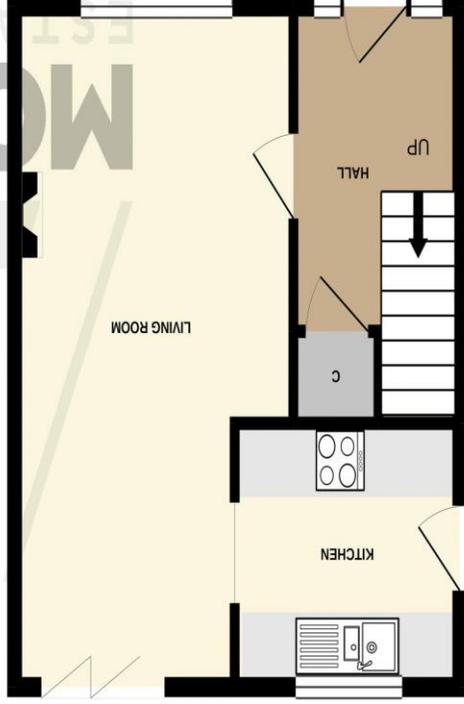
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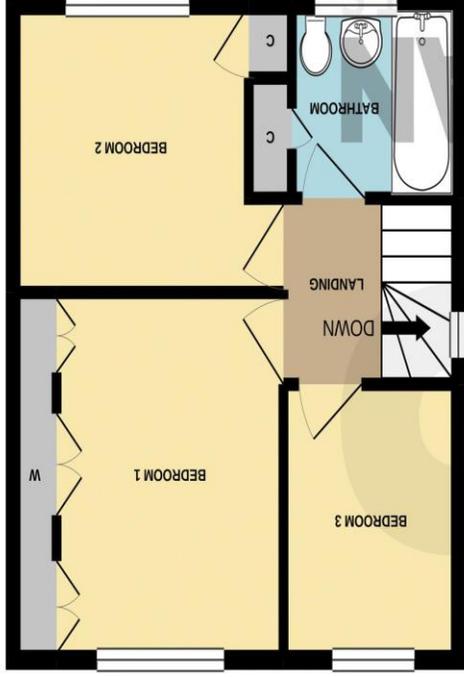
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GROUND FLOOR
354 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 696 sq.ft. (64.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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