



Farndale Close, Brierley Hill
Offers in the Region Of £299,950

Features:

- Well presented, four bedroom detached
- Lounge, dining room, plus conservatory
- Fitted kitchen and utility room
- Bathroom, and additional shower facility
- Ground floor w.c.
- Garage and private off road parking
- Delightful front and rear gardens
- Epc rating D

Description:

A most well presented, four bedroom detached house in Brierley Hill. Set back behind a block paved drive the property interior layout briefly comprises:

Double glazed porch leading to a hallway. Lounge, having coal effect fire to brick feature surround and folding door opening to reveal a pleasant dining room. The conservatory leads from this giving access to the garden. Pleasant fitted kitchen, providing an inset sink to work surfaces, slot in oven, integrated dishwasher, wine rack, display cabinets and room for an upright fridge/freezer, there is also a useful under stairs storage cupboard. A generous utility room sits aside, offering another sink, work surfaces, plumbing for appliances, and access to a ground floor w.c., the rear of the garage and door to the garden.

The first floor is given over to a main bedroom one with fitted wardrobes and shelving. There are two further double bedrooms and a single bedroom four which is fitted with an additional shower cubicle offering flexible family use. The bathroom has a pull out spray attachment to the bath, a sink and w.c. and decorative wall tiling. Outside the neat rear garden is laid initially with paving leading to the lawn, there is a side gate to front, ample shrubs and tree screening, as well as a metal tool shed. The property also benefits from gas central heating and double glazing, house alarm and remote control door to the garage.

The local area is reachable for shops, a play park, Peters Hill Primary school, bus connections to the town centre for both railway stations, and main shopping centre.



Details:

Entrance Porch

Hallway

Lounge

16' 10" x 12' 8" both max (5.13m x 3.86m)

Dining Room

10' 8" x 8' 5" (3.25m x 2.56m)

Conservatory

10' 2" x 7' 7" (3.10m x 2.31m)

Fitted Kitchen

10' 9" x 7' 4" (3.27m x 2.23m)

Utility Room

7' 10" x 6' 5" min depth (2.39m x 1.95m)

Ground floor w.c.

Stairs to first floor landing

Bedroom 1

14' 0" to wardrobe x 9' 8" min depth (4.26m x 2.94m)

Bedroom 2

13' 5" x 7' 10" (4.09m x 2.39m)

EPC Rating: D

Council Tax Band: D (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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GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.



1ST FLOOR
499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA: 1192 sq.ft. (110.7 sq.m.) approx.

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