# £705 PCM

## Grosvenor Way, Brierley Hill DY5 2LL

Terraced House | 2 Bedrooms | 1 Bathroom

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LOS ANGELE

# Step Inside

## Property Description

Well appointed modern two Bedroom Terraced House

## Main Particulars

Very well presented two bedroom property situated at a popular address on the Caledonia Estate close to many local amenities, including Merry Hill, Stourbridge and Brierley Hill and within the catchment area of good local schools and with good transport links close by.

The Property briefly consists of entrance porch, welcoming hallway, modern fitted kitchen, a spacious and bright lounge and upstairs two double bedrooms and white modern bathroom suite with shower over bath. There is a front garden and secure private rear garden with lawn and small patio. The parking is to the rear which can be accessed through the garden gate. There is double glazing and central heating through out.

The property will be offered part furnished if required.

All measurements are approximate

Lounge: 3.35m x 4.57m ( 11'11" x 15'2" approx )

with laminate floor and feature fireplace with gas fire and double glazed door and window to rear garden. The large L shaped sofa may be included with the rent.

Kitchen: 3.35m x 1.52m ( 11' x 5'10" approx )

Double glazed window to the front and is fitted with a range of modern wall and base units and free standing gas oven and hob and space for tall fridge freezer. The washing machine can also be included with the rent

Bedroom One: 3.35m x 3.05m ( 11'11" x 10'2" approx )

Has a full width double glazed window to the rear, central heating radiator. Large double wardrobe and drawer chest could be included with the rent.

Bedroom Two: 2.74m x 2.44m ( 9'6" x 8'9" approx )

Has a double glazed window to the front and central heating radiator and storage cupboard. There is also a double wardrobe and sofa bed which could be included.

Bathroom: A modern white suite with L shaped bath and thermostatic shower over and glass screen. The low level wc is set against a white vanity unit providing useful storage and spotlighted ceiling.

Landing: Leads to the two bedrooms and bathroom with large useful storage cupboard.

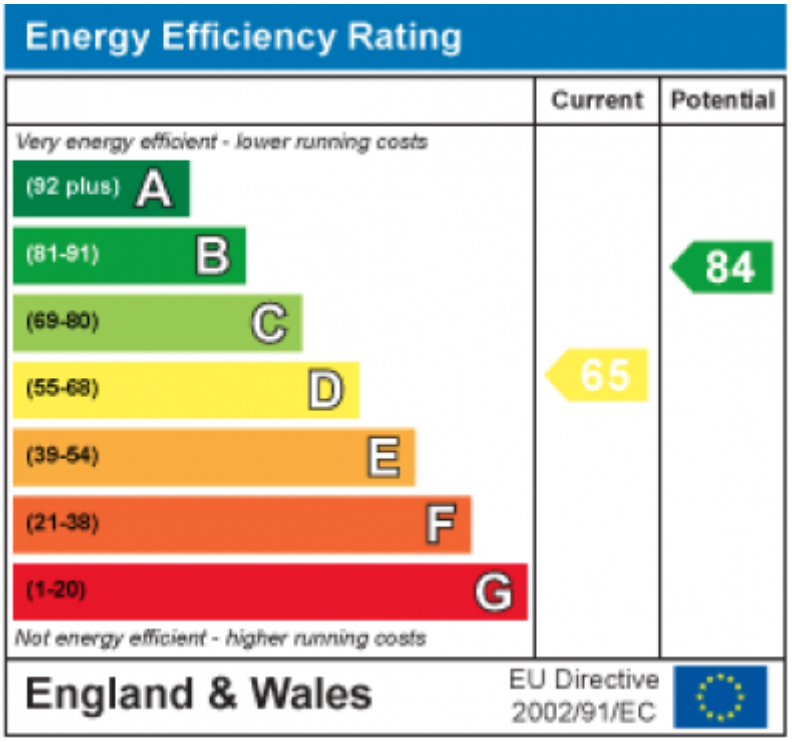
Outside Rear: Private and secure rear garden with patio area, brick BBQ, lawn and gravel, leads to the rear parking accessed via gate.

FAMILY

FAMILY

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 12230887 Registered Office: , C/O Mint First Floor, Quay House, The Waterfront, Brierley Hill, West Midlands DY5 1XD

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