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Patterdale Way
Brierley Hill

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5 Patterdale Way, Brierley Hill DY5 3XJ

This modern 4 Bedroom Detached Family Home enjoys a popular cul-de-sac location leading off Ambleside Drive from Kirkstone Way well placed for amenities, close to Peters Hill School, Sainsbury supermarket and the Merry Hill shopping Centre.

The property has Driveway parking to the front, Rear Conservatory, a good size south facing Rear Garden and benefits from Solar Panels with an overall B Rating for Energy Efficiency.

With gas central heating, double glazing and briefly comprising: Reception Hall, Guest Cloakroom, Kitchen, Lounge, Dining Room, Conservatory, Landing, 4 Bedrooms (Bedroom 1 En-Suite), House Bathroom & Garage.

OVERALL, A GOOD SIZE FAMILY HOME IN A CONVENIENT LOCATION – VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor there is a Canopy Entrance with front door opening to the Reception Hall having stairs off to 1st Floor, door to Garage and Guest Cloakroom with wc, basin, tiled splash back and front window.

There is a good size Lounge with rear bow window and double doors opening to the separate Dining Room with patio door giving access to the rear Conservatory being timber double glazed with top opening windows, doors to Garden, tiled floor, Dimplex electric heater and ceiling light with fan.

The Kitchen has a range of Maple style wall/base cupboards, worktops, tiled splash backs, sink and mixer tap, White Knight built-in oven, Neff ceramic hob with integrated cooker hood over, tall cupboard, appliance spaces, tiled floor, front window and side door.

On the 1st Floor there is a Landing having loft access (with ladder), side window, spindle balustrade to stairs, Linen Store and doors to 4 Bedrooms and Bathroom.

Bedroom 1 has a range of wardrobes and rear window and an En-Suite with open fronted shower, wc, basin with vanity cupboard below, tiled splash back, shaver point and side window. There are 3 further Bedrooms and a House Bathroom with white suite having bath with waterfall shower over, wc, basin with vanity cupboard below, tiled splash back, tiled floor and front window.

There is a single Garage with up and over door, strip light and Glow-worm gas central heating boiler.

There is a block paved Driveway to the front providing off road parking.

The Rear Garden is a good size with a great south facing aspect. There is a paved patio with retaining wall and steps leading onto a gently elevated lawned garden with borders and terraced border across.

The property also benefits from rear Solar Panels.

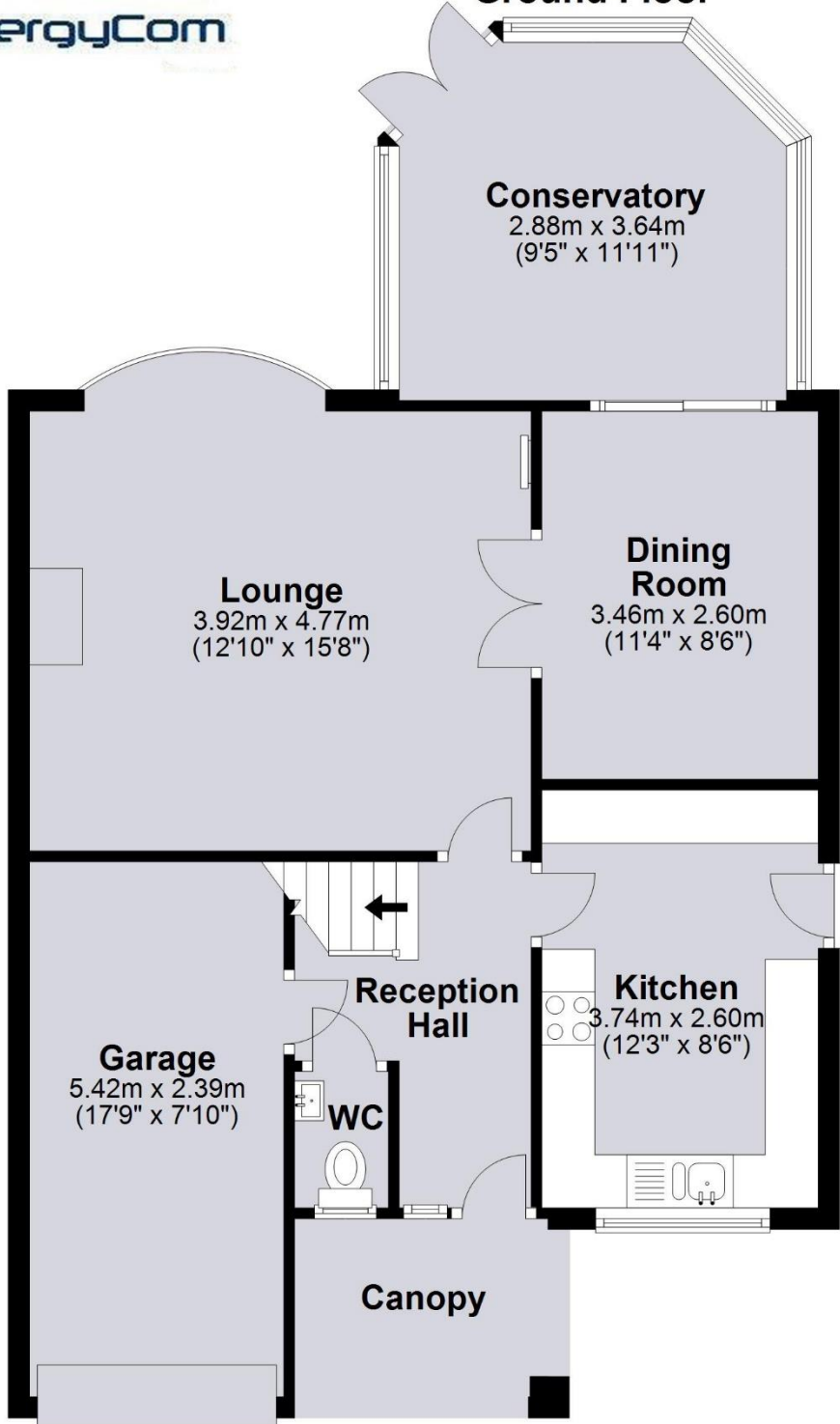
Tenure: Freehold

Council Tax Band: E



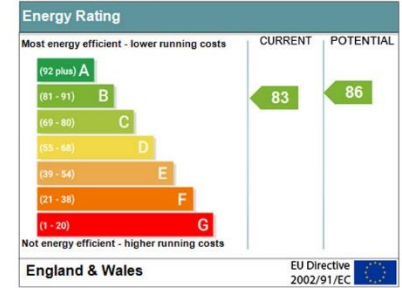


Ground Floor



Produced by EnergyCom.
This Floor Plan is presented as general guidance only.
It cannot be relied upon as a statement of fact.
Email: ed@energy-survey.com

Address: 5 Patterdale Way, BRIERLEY HILL, DY5 3XJ
RRN: 1337-1426-8200-0878-7206



First Floor



Approximate Gross Internal Floor Area:
Ground Floor (exc. Garage): 58sq m, 624sq ft
Garage: 14sq m, 151sq ft
First Floor: 56sq m, 603sq ft



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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