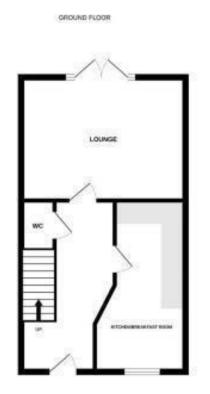
33 Brythill Drive, Brierley Hill, DY5 3LU





1ST FLOOR



ZND FLOOR

Whilst very strengt has been made to requer the accuracy of the flacigital constanted here, inequarement of shorts, very many to the flacing and shorts, returned and to responsibility to laider they are consistent or min-consensor. This plan is for illustrative purposes any was should be cased as such by any coopective purchaser. The services, eystervice and applicances shown have not been tested and no quariantee and to find our purpose of the property of the given.









33 Brythill Drive, Brierley Hill

Hicks Hadley

13 Hagley Road Halesowen West Midlands B63 4PU



0121 585 66 67



sales@hickshadley.com



https://www.hickshadley.c

A well presented three bedroom modern mid-terraced property in this most popular of cul-de-sac locations; great for schools and access to all local amenities. The property briefly comprises: entrance hall, fitted kitchen, spacious lounge, downstairs wc, family bathroom to first floor and three generously sized bedrooms across the upper floors with master having impressive ensuite. The property further benefits from: private rear garden, gas central heating, double glazing, two car parking spaces and electric car charging point. VIEWING ESSENTIAL TO APPRECIATE THE SIZE OF THE ACCOMODATION. GREAT OPTION FOR FIRST TIME BUYERS. EPC: B

£240,000 - Freehold







Entrance Hall

With double glazed front entrance door, central heating radiator, stairs to first floor and doors

Fitted Kitchen 15'8 x 6'10 (4.78m x 2.08m) Having matching wall and base units with worktops over, integrated oven, hob, extractor over, integrated washing machine, dishwasher and fridge freezer, central heating radiator and double glazed window to front elevation.

Spacious Lounge 13'1 x 12'9 (3.99m x 3.89m) Having central heating radiator and double glazed French doors into garden.

Downstairs WC

With low flush wc, pedestal wash hand basin, central heating radiator and splash back tiling.

First Floor Landing

With central heating radiator, stairs to second floor and doors into:

Bedroom Two 12'9 x 12'1 (3.89m x 3.68m) With central heating radiator, built in wardrobes and double glazed window to rear elevation.

Family Bathroom 6'6 x 6'2 (1.98m x 1.88m) With bath, shower over, low flush wc, pedestal wash hand basin and central heating radiator.

Bedroom Three 11'11 x 6'2 (3.63m x 1.88m) With central heating radiator and double glazed window to front elevation.

Second Floor Landing With door into:

Master Bedroom 18' x 12'9 (max) (5.49m x 3.89m (max))

With built in wardrobes, storage cupboard, central heating radiator, four Velux style windows to rear elevation and door into:

Ensuite 12'9 x 7'6 (max) (3.89m x 2.29m (max))

With free standing bath, separate shower cubicle, low flush wc, pedestal wash hand basin, splash back tiling and two Velux style windows to front elevation.



Outside

Rear: With low maintenance private rear garden consisting of gravelled area, left hand pathway to purpose built raised decked patio area and gate providing access to allocated parking space at the rear.

Front: With electric car charging point and allocated parking space in front of the entrance door.

Agents Note COUNCIL TAX BAND: C

We have been informed that the property is freehold. Pease check this detail with your solicitor.

EPC: B



All mains services are connected.

Broadband/mobile coverage- please check on link: -//checker.ofcom.org.uk/en-gb/broadband-coverage

