



## 3 Carder Drive

| Brierley Hill | DY5 3SR

Offers over £150,000

We are pleased to present this two-bedroom terraced property located in Carder Drive, Brierley Hill.

The property consists of – Lounge, Kitchen, Two Bedrooms, Bathroom and first floor space.

This property offers spacious accommodation and a good-sized garden. It is situated close to a network of transport links, local amenities and schools.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 88        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 66                      |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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## Lounge

15'4" x 9'9"

The well-spaced lounge features a front aspect window, a built-in open fireplace and a combination of carpeted and laminated flooring.

## Kitchen

8'3" x 5'4"

The kitchen is fitted with storage cupboards and built-in utilities, including an oven and hob. The room also features tiled walling and a front facing window.

## Bedroom 1

11'6" x 8'8"

This small double bedroom features built-in storage space and a window with a single half glass paned door that exits to the back of the property.

## Bedroom 2

11'6" x 7'1"

This bedroom is a good sized single and features a rear aspect window, built in storage space and laminated flooring.

## Bathroom

6'8" x 5'4"

The bathroom is equipped with toilet, wash hand basin, bath facilities and tiled walling.

## Loft Space

23'3" x 15'8"

The loft floor offers space for future expansions as and if required.

## Garden

At the front of the property there is a small garden patch with shrubbery and a driveway offering off street parking that also leads to the front door. The enclosed garden at the back features pebbled ground coverage with a variety of shrubs and plants tastefully arranged over the entire area. At the very back of the garden there is a raised level with stepping stones and a small greenhouse ideal for growing seedlings.

## Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: TPSC has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: TPSC has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

