



**RE/MAX**  
Prime Estates



**249 Stamford Road, Brierley Hill, DY5 2QE**  
**Offers in the region of £349,995**

This well presented three bedroom detached home situated on a private generous size plot briefly comprises to the ground floor; Entrance porch, entrance hall, fitted kitchen dining room with space for table, spacious lounge with sliding doors to garden, modern fitted shower room, two bedrooms with bay windows to front and a conservatory with French doors to decked patio area.

To the first floor, landing with built in storage cupboard, master suite with substantial eaves storage and balcony with pleasant views and a good size fitted bathroom with again generous storage facilities.

The property benefits from having a low maintenance rear garden with wooden decking surrounding the rear, to the side a generous size corner plot with secure iron gates to front, a separate garage with ample storage space and from having off road parking for multiple cars to the front and additional parking behind gates for vehicles if needed.



## To The Front Of The Property



To the front of the property there is a paved pathway leading to the porch, tarmac driveway to side providing parking, door leading to the garage and a gate to the side access leading to the garden.

### Porch

With a door leading from the front, tiled flooring, double glazed windows to side and front and a door leading to the entrance hall.

### Entrance Hall

With a door leading from the porch, doors leading to various rooms, stairs leading to the first floor landing with understairs storage and a central heating radiator.

### Kitchen Diner 16'5" x 11'2" (5.02 x 3.41)



With a door leading from the entrance hall, fitted with a range of wall and base units with tiled splash back, one and a half stainless steel sink and drainer, Integrated electric hob and oven with extractor hood, wine rack, space for appliances and dining room table, door leading to the lounge, stable door leading to conservatory, recessed spotlights, double glazed windows to rear and a central heating radiator.

### Lounge 16'5" x 11'2" (5.02 x 3.41)



With a door leading from the kitchen diner, double glazed windows to side, gas fire place with decorative surround and hearth, double glazed sliding door to rear leading to the garden decking area and a central heating radiator.

### Conservatory 10'5" x 8'0" (3.20 x 2.46)



With a stable door leading from the kitchen diner, double glazed windows to side and rear and a double glazed French door to side leading to the garden.

### Bedroom Two 12'2" x 10'3" (3.71 x 3.14)



With a door leading from the entrance hall, double glazed bay window to front and a central heating radiator.

### Bedroom Three 12'2" x 10'1" (3.71 x 3.08)



With a door leading from the entrance hall, double glazed bay window to front and a central heating radiator.

### Ground Floor Shower Room

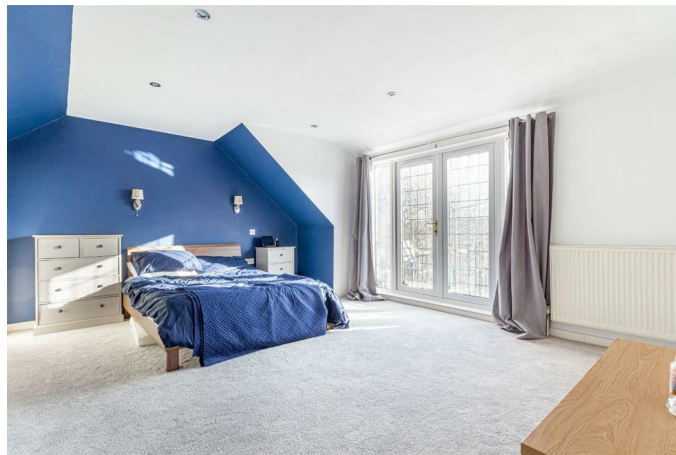


With a door leading from the entrance hall, fully tiled surround, modern fit throughout, wash hand basin, WC, shower cubicle with waterfall attachment, extractor fan and a heated towel rail.

### Landing

With stairs leading from the entrance hall, airing cupboard, doors leading to the master suite and bathroom, double glazed window to rear and a central heating radiator.

### Master Bedroom 21'9" x 13'0" (6.64 x 3.98)



With a door leading from the landing, recessed spotlights, generous built in eaves storage, double glazed French doors to the balcony and a central heating radiator.

### Balcony

With doors leading from the master bedroom, space for table and chairs, iron railing surround and scenic views.

### Bathroom



With a door leading from the landing, partly tiled surround, bath unit, WC, wash hand basin, door leading to storage in the eaves housing boiler, double glazed window to rear and a central heating radiator.



## Garden



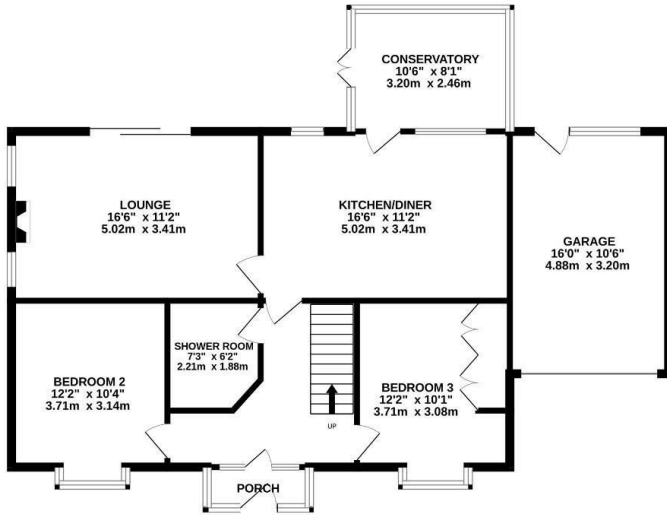
With doors leading from the conservatory and a lounge, decked area surround, generous size chipping stone area to side with iron gate to the front, further private decking area behind the garage with a side access and gate to the front and a door leading to the garage.

## Garage

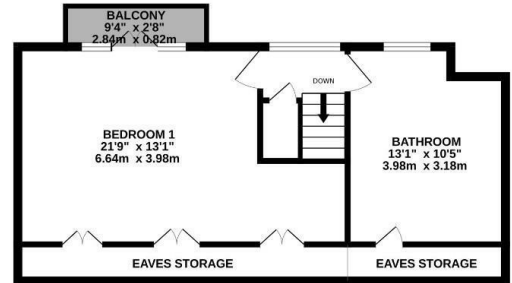
With a door leading from the garden, electric, ample storage space and an up and over door to front.

# Floor Plan

GROUND FLOOR



1ST FLOOR

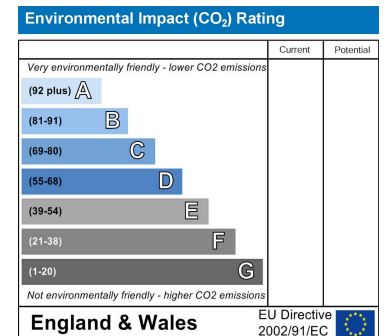
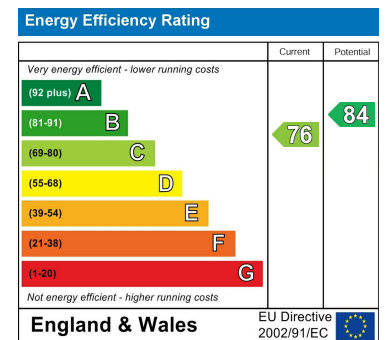


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph



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