



RE/MAX
Prime Estates



67 Lakeside Court, Brierley Hill, DY5 3RQ
Offers in the region of £424,995

Nestled within the sought-after Lakeside area, this executive four/five-bedroom detached residence stands as a testament to beautiful presentation and tremendous spaciousness. Immaculately maintained and thoughtfully enlarged, this property is an exciting opportunity for growing families seeking a modern living space. Double glazing and gas central heating enhance the comfort of this home.

Upon entering the property, an inviting entrance porch welcomes you, setting the tone for the spacious interiors that follow. The hallway leads to a stylish sitting room, offering a tasteful and comfortable space. A separate dining room provides an ideal setting for formal or casual dining occasions, while a study/office, currently used as a 5th bedroom, adds versatility to the layout.

The stunning well-fitted kitchen with integrated appliances is a culinary haven, complemented by a conservatory that extends the living space and provides views of the secluded rear garden. A utility room caters to practical needs, enhancing the overall functionality of the home.

Upstairs, the landing leads to four well-proportioned first-floor bedrooms. The master bedroom boasts fitted wardrobes and an en-suite shower room, while the house bathroom is designed for both style and functionality.

Approach



With a block paved driveway to front, slate gravelled area to right hand side and a door leading to;

Entrance Porch

With a door leading from the driveway, double glazed windows to side and a door leading to;

Hallway

With a door leading from the entrance porch, doors leading to various rooms, stairway access to first floor and a central heating radiator

Kitchen 13'6" x 12'4" (4.14 x 3.76)



With a door leading from the hallway, a range of wall and base units with 30mm quartz worktops with upstands, integrated hob with extractor above and quartz splashback, undermounted sink with mixer tap and drainer grooves, integrated microwave, oven and dishwasher, a central heating radiator and double glazed window to front

Lounge 15'5" x 13'0" (4.72 x 3.98)



With a door leading from the hallway, double doors leading to the dining room, a central heating radiator and a double glazed window to the rear

Dining Room



With double doors leading from the lounge, door leading to the kitchen, a double glazed patio door leading to the conservatory and a central heating radiator

Conservatory 12'5" x 8'4" (3.81 x 2.56)



With a door leading from the dining room

**Ground Floor Room (Currently Used As Bedroom 5)
16'6" x 7'4" (5.05m x 2.26m)**



With a door leading from the hallway, double glazed window to the front and a central heating radiator

Ground Floor WC



With a door leading from the hallway, central heating radiator, hand wash basin, WC and double glazed window to the front

Landing

With stairs leading from the hallway, doors to various rooms, double glazed window to side and a central heating radiator

Master Bedroom 11'1" x 10'4" (3.40m x 3.15m)



With a door leading from the landing, built in wardrobes, door leading to en-suite, central heating radiator and a double glazed window to the rear

En-Suite



With a door leading from the master bedroom, tiled surround, shower unit, vanity sink with cupboards below, WC, a central heating radiator and double glazed window to the side

Bedroom Two 11'3" x 10'2" (3.43m x 3.12m)



With a door leading from the landing, built in wardrobes, a central heating radiator and double glazed window to the rear

Bedroom Three 10'0" x 10'0" (3.07m x 3.07m)



With a door leading from the landing, fitted wardrobes, a central heating radiator and double glazed window to the front

Bedroom Four 7'10" x 7'8" (2.41m x 2.34m)



With a door leading from the landing, a central heating radiator and a double glazed window to the front

Family Bathroom



With a door leading from the landing, WC, corner 'spa' style bath, hand wash basin, central heating radiator and a double glazed window to the front

Garden



With a patio area to the front, mature shrubbery and raised beds throughout, rear access gate

Tenure- Freehold

The property's tenure is referenced based on the information given by the seller. As per the seller's advice, the property is freehold. However, we suggest that buyers seek confirmation of the property's tenure through their solicitor.

Money Laundering Regulation

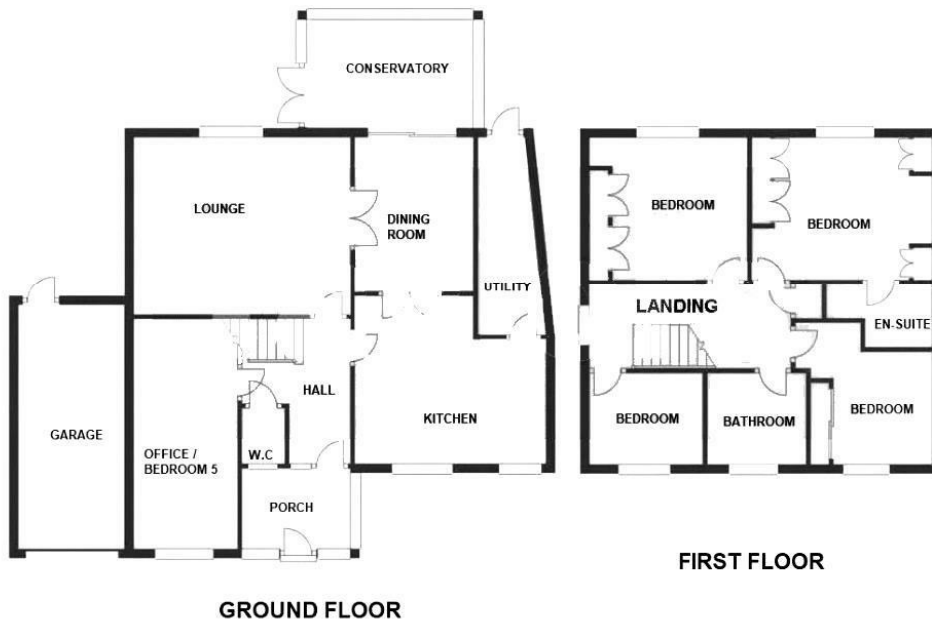
At RE/MAX Prime Estates, we adhere to the strict guidelines outlined in the MONEY LAUNDERING REGULATIONS 2017. As per legal requirements, we are obligated to verify the identity of all purchasers and the sources of their funds to facilitate a seamless purchase process. Therefore, all prospective purchasers must furnish the following documentation:

- Satisfactory photographic identification.
- Proof of address/residency.
- Verification of the source of purchase funds.

Please be advised that RE/MAX Prime Estates reserves the right to utilize electronic verification methods to authenticate any required documents. A nominal fee of £36 including VAT per person will be applicable for this service.

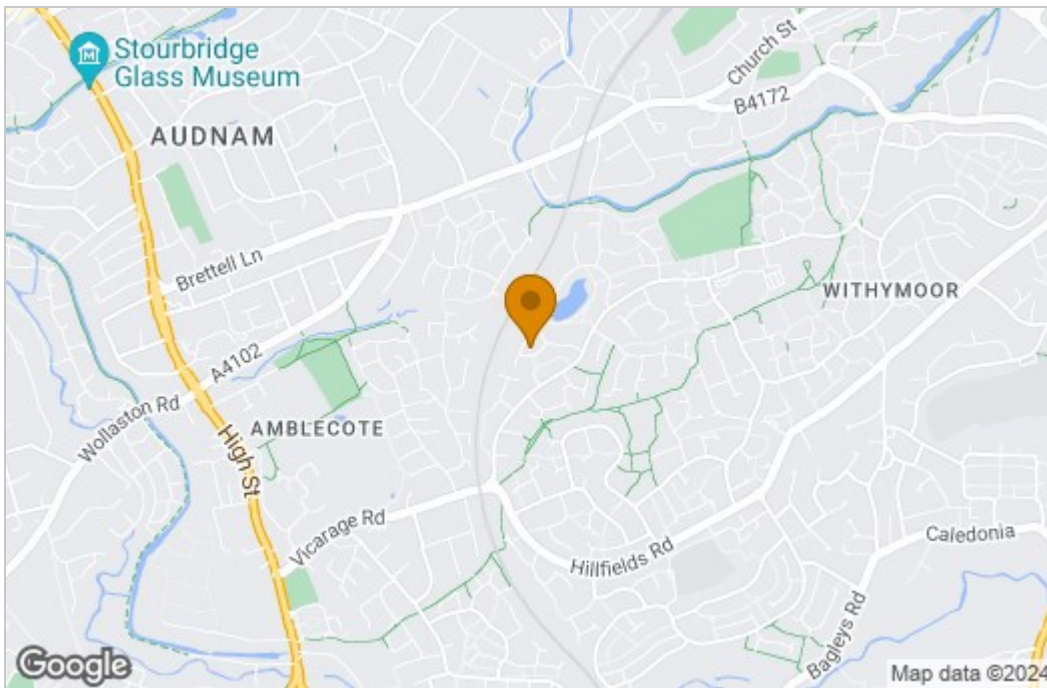
Rest assured that these measures are in place to ensure compliance with regulatory standards and to safeguard the integrity of all property transactions.

Floor Plan

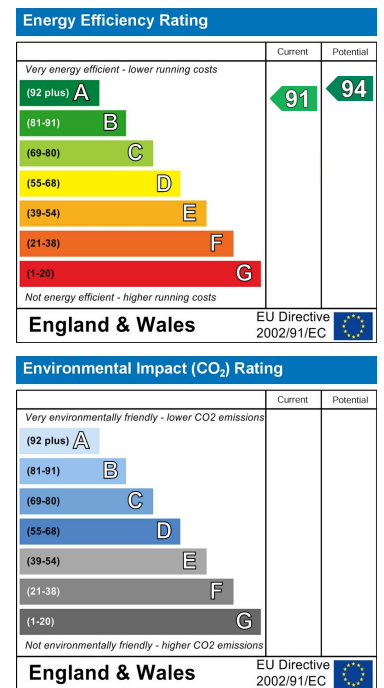


FOR GUIDE PURPOSES ONLY: Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes 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. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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