



**RE/MAX**  
Prime Estates



**3 Plants Hollow, Brierley Hill, DY5 2BZ**  
**Offers in the region of £244,995**

Introducing an ideal first time home for families seeking a residence within a popular Withymoor address!

This three bedroom semi-detached home on Plants Hollow is offered with no onward chain and briefly comprises; spacious driveway for multiple vehicles, lounge, modern kitchen / diner, low maintenance rear garden, three spacious bedrooms and a modern family bathroom.

An early viewing is strongly recommended to appreciate the size and standard of accommodation on offer.  
Viewings are exclusively available by appointment only via RE/MAX Prime Estates.



## Approach



With a block paved driveway to the front and side access to the rear garden

## Entrance Hall

With a UPVC door leading from the driveway, stairs ascending to the first floor and a door leading to the living room

## Living Room 15'9" x 11'6" (4.82 x 3.53)



With a door leading from the entrance hall, under stairs storage cupboard, a door leading to the kitchen / diner, fireplace with decorative brick surround and a double glazed window to the front

## Kitchen Diner 15'9" x 7'9" (4.82 x 2.38)



With a door leading from the living room, fitted with a range of wall and base units with worktops, integrated oven and hob with extractor above, integrated fridge, stainless steel sink with mixer tap and drainer, space for laundry appliances, a double glazed window to the rear, a central heating radiator and double glazed UPVC patio doors to the rear garden

## Landing

With stairs leading from the entrance hall, doors to various rooms and a central heating radiator

## Bedroom One 11'9" x 7'8" (3.59 x 2.35)



With a door leading from the landing, fitted wardrobes with floor to ceiling mirrored sliding doors, a central heating radiator and a double glazed window to the front

### Bedroom Two 11'10" x 9'6" (3.62 x 2.92)



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

### Bedroom Three 8'6" x 5'11" (2.61 x 1.81)



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

### Bathroom



With a door leading from the landing, full height tile surround, WC, Hand wash basin, bath with shower over, a central heating radiator and a double glazed window to the rear

### Garden



With patio doors leading from the kitchen diner, patio area to front with lawn beyond with mature shrub borders and a side access gate leading to the front driveway

### Garage

With an up and over garage door accessed from Gayfield Avenue

### 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.

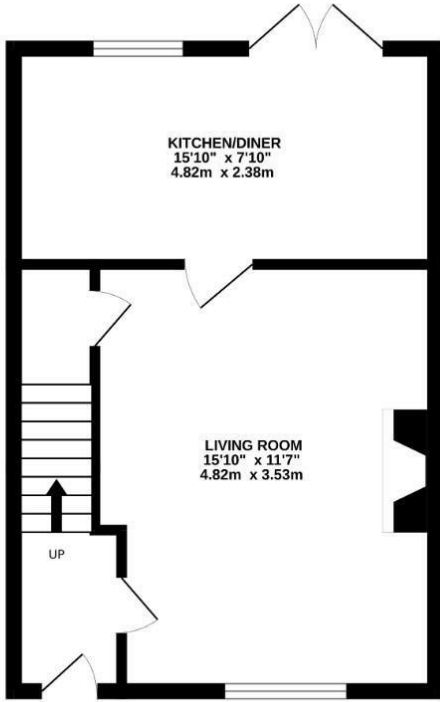
Please be advised that RE/MAX Prime Estates reserves the right to utilize electronic verification methods to authenticate any required documents. A nominal fee of £36 including VAT per person will be applicable for this service.

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

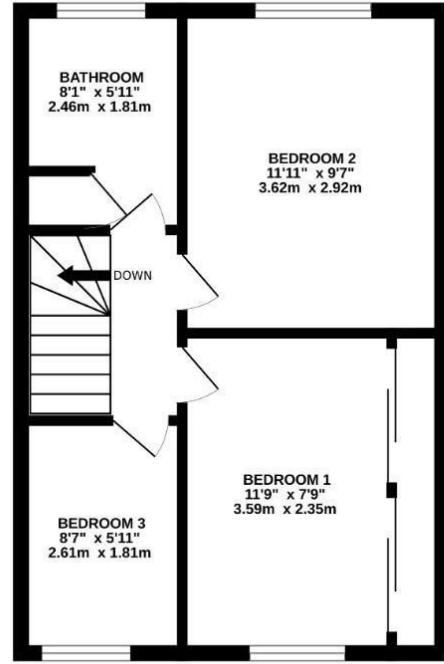


# Floor Plan

**GROUND FLOOR**  
360 sq.ft. (33.4 sq.m.) approx.



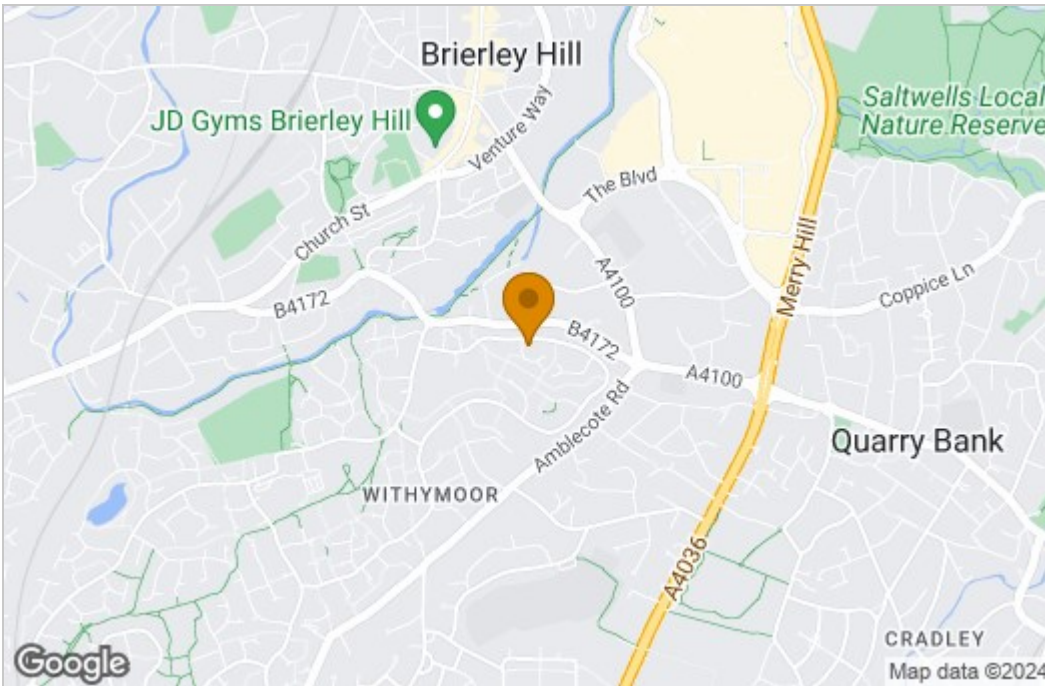
**1ST FLOOR**  
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 727 sq.ft. (67.5 sq.m.) approx.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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