



**RE/MAX**  
Prime Estates



## **49 Woods Lane, Brierley Hill, DY5 2QU** **Offers in the region of £293,950**

Presenting this extensively improved and hugely extended five-bedroom semi-detached family residence, situated in an established and popular residential location. This property has undergone significant modernization, resulting in a contemporary style and many appealing features.

Upon entry, you're welcomed into a spacious sitting room, setting the tone for comfortable living. The central hall leads to a large family room, perfect for gatherings and entertaining. The well-fitted kitchen, open plan to a dining area, offers a modern and functional space for meal preparation and family meals.

The ground floor boasts a generously sized guest bedroom with a luxury ensuite, providing convenience and comfort for guests or extended family members.

Ascending to the first floor, you'll find four additional bedrooms, with the master bedroom featuring an additional ensuite for added luxury. A house bathroom completes the first-floor layout, ensuring practicality for the household.

Externally, the property features a driveway providing off-road parking, while the secluded rear garden offers a tranquil outdoor space with decking, perfect for relaxation and outdoor activities.

## Approach



With a block paved driveway leading to;

## Entrance Porch

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

## Sitting Room 13'9" x 11'8" (4.21 x 3.58)



With a door leading from the entrance porch, wall recesses with spotlights, a door leading to the sitting room, a double glazed window to the front and a central heating radiator

## Family Room 15'5" x 14'6" (4.72 x 4.44)



With a door leading from the sitting room, fireplace

with media area above, double glazed windows and patio doors to the rear garden, a door to the kitchen, under-stairs cupboard and a central heating radiator

## Kitchen Diner 29'9" x 7'10" (9.09 x 2.39)



With a door leading from the family room, brand new fitted kitchen with a range of all and base units with worktops. integrated oven and hob with extractor above, a double glazed window to the side, sliding patio door to the side and a central heating radiator

## Ground Floor Bedroom 15'1" x 6'4" (4.62 x 1.95)



With a door leading to the sitting room, built in wardrobes, a door leading to the en-suite bathroom, a double glazed window to the front and a central heating radiator

## Ground Floor En-Suite



With a door leading from the ground floor bedroom, WC, hand wash basin, bath with shower over and screen with tiled surround and a central heating radiator

## Landing

With stairs from the ground floor, doors to various rooms

## Bedroom Two 16'3" x 6'4" (4.97 x 1.95)



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

## En-Suite



With a door leading from the bedroom, WC, hand wash basin, shower cubicle with tiled surround, a central heating radiator and a double glazed window to the rear

## Bedroom Three



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

## Bedroom Four 9'1" x 7'6" (2.77 x 2.31)



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

### Bedroom Five 8'11" x 6'9" (2.74 x 2.08)



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

### Family Bathroom



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

### Garden



With doors leading from the family room and kitchen diner, split level garden with patio to front and lawn beyond

### 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.

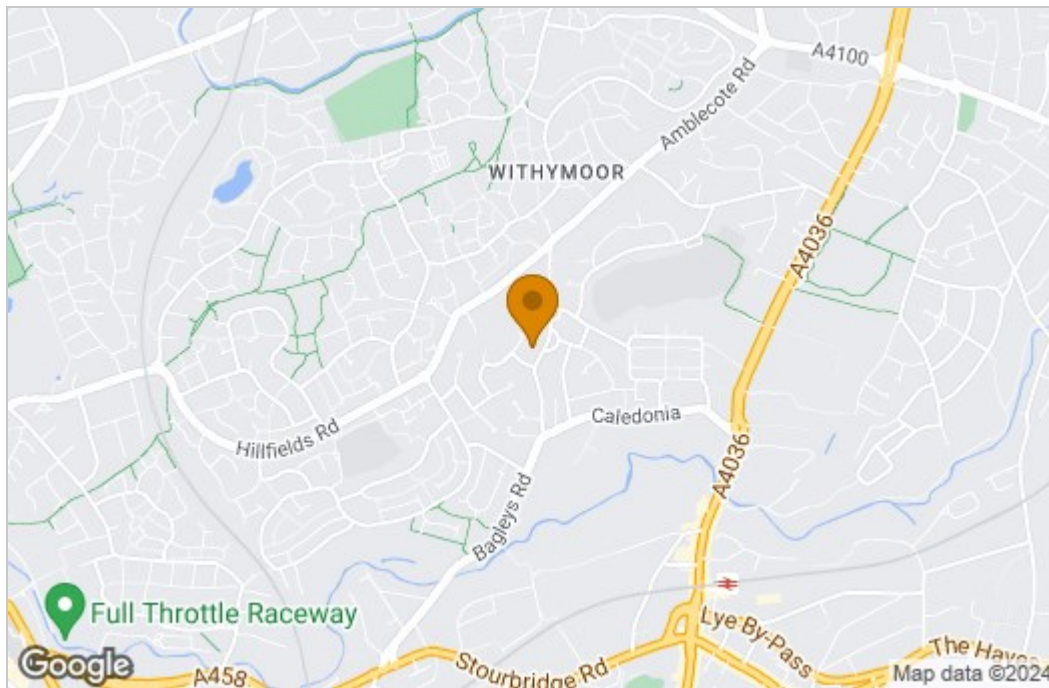
Rest assured that these measures are in place to ensure compliance with regulatory standards and to safeguard the integrity of all property transactions.

# Floor Plan

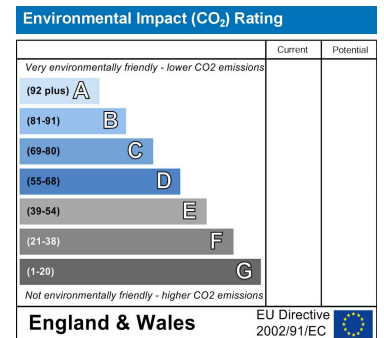
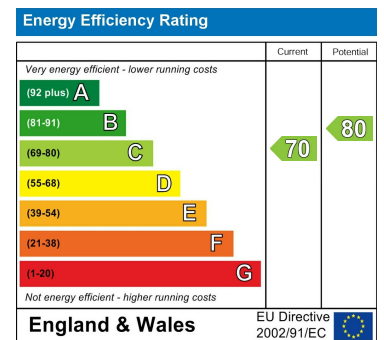


FOR GUIDE PURPOSES ONLY: Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes 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 as a guide and is not intended to be sufficiently accurate for any purpose. The Estate Agents do not accept any responsibility for errors or omissions. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).

# Area Map



# Energy Efficiency Graph



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