



**RE/MAX**  
Prime Estates



### **3 Briseley Close, Brierley Hill, DY5 3JG**

**£1,200**

This charming, single-story residence boasts an impressive total area of 996 square feet. It showcases 3 comfortable bedrooms, 1 bathroom fitted with a shower, an inviting living room, a cosy dining room, and a well-equipped kitchen with a stove. Notably, the property features a sun-soaked sunroom, adding to the airiness and brightness of the house.

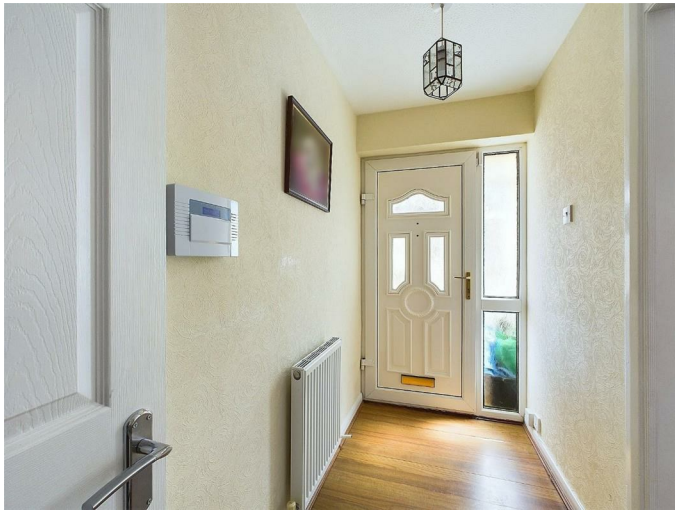
The location is superbly convenient, providing valuable amenities in close proximity. The house lies near the Corbett Outpatient Centre, ensuring easy access to healthcare. Daily grocery needs are fulfilled with the Sainsbury's supermarket in the neighbourhood.

Furthermore, for comprehensive shopping and leisure experiences, the prominent Merry Hill Shopping Centre is just a short commute away. This property offers an ideal blend of peaceful residential living and urban amenities.



## Approach

### Entrance Hall



With a door leading from the front, being open to the kitchen, a door leading to the dining room and a central heating radiator

### Dining Room 9'5" x 14'9" (max) (2.88 x 4.50 (max))



With a door leading from the entrance hall, doors to various rooms, a double glazed patio door to the conservatory and a central heating radiator

### Living Room 14'9" x 14'9" (4.52 x 4.5)



With a door leading from the dining room, a double glazed window to the front, doors leading to the rear garden, a fireplace with decorative surround and a central heating radiator

### Bedroom 10'5" x 11'9" (3.19 x 3.59)



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

### Bedroom 7'2" x 11'5" (2.19 x 3.50 )



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

### Bedroom 7'1" x 11'0" (2.18 x 3.37)



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

### Wetroom



With a door leading from the dining room, full height tile surround with disability access shower, wc, hand wash basin, an obscured double glazed window to the front and a central heating radiator

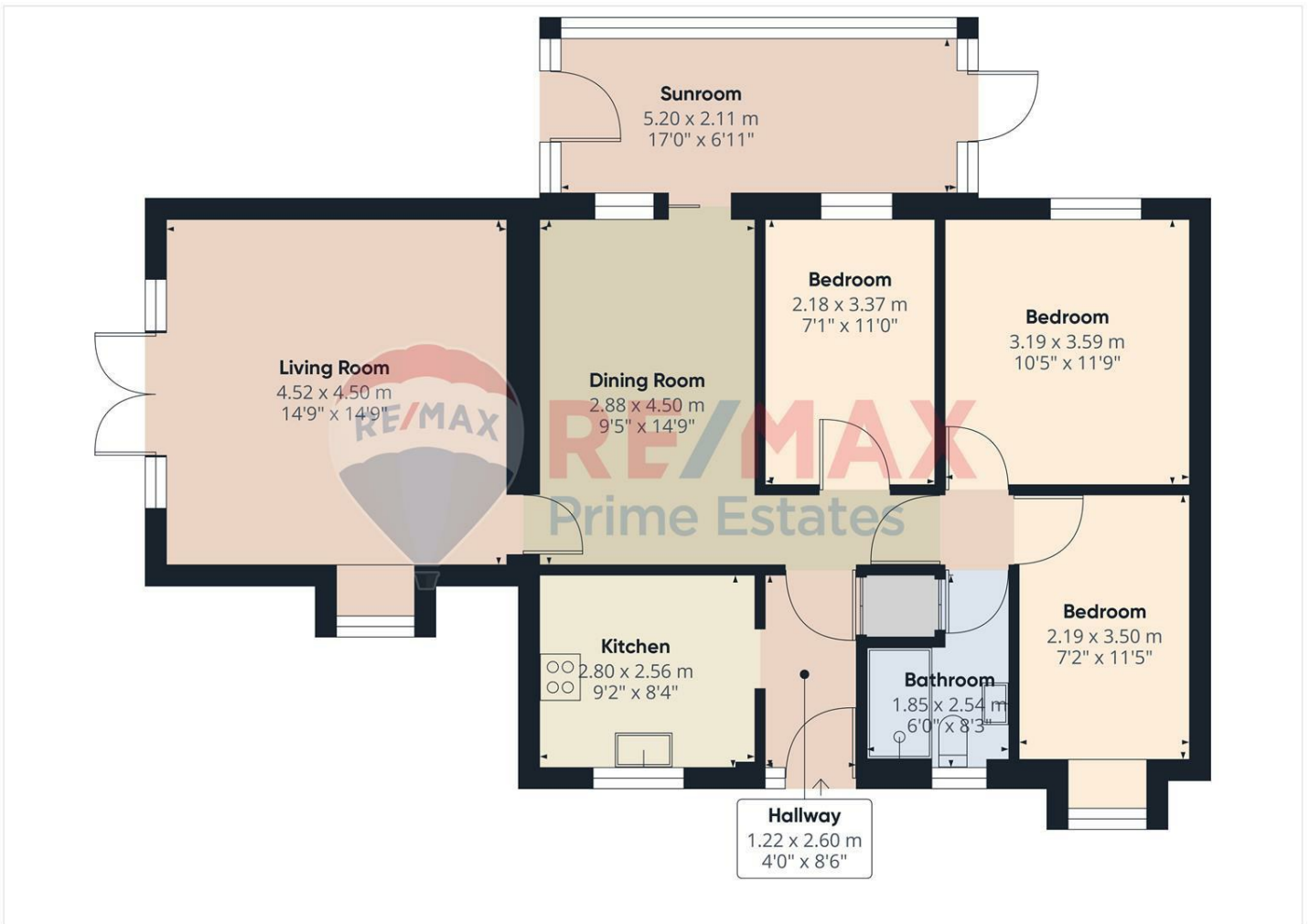
### Garden



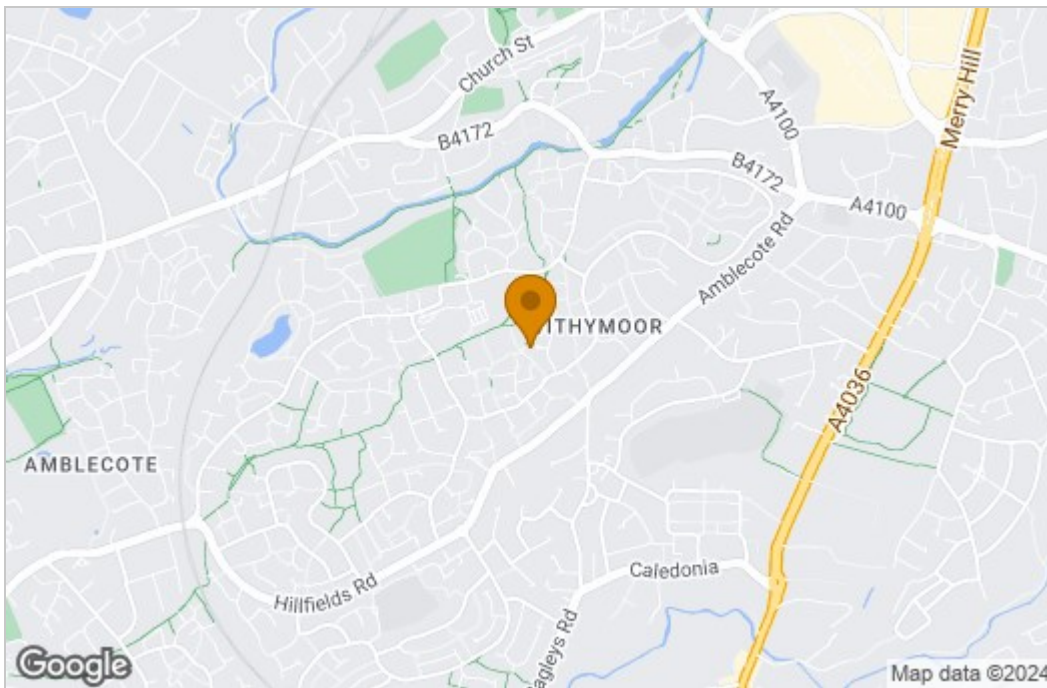
With a patio area to the front with steps leading to raised lawn, shrub borders and side access gate



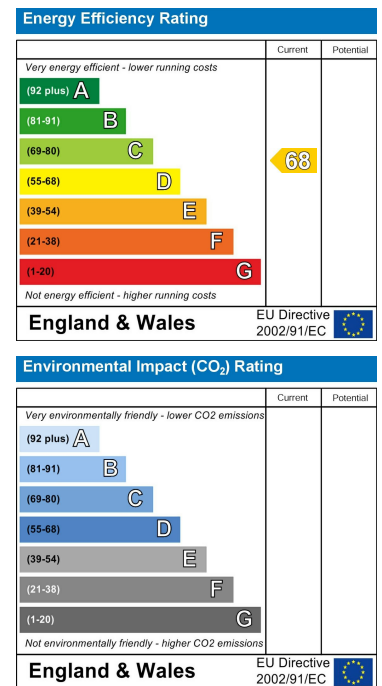
## Floor Plan



## Area Map



## Energy Efficiency Graph



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