



**RE/MAX**  
Prime Estates



## **17 Charles Road, Brierley Hill, DY5 1AG**

### **Offers in the region of £220,000**

Situated on the charming Charles Road in Quarry Bank, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 936 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking a cosy retreat.

The property boasts a well-appointed kitchen area, while not specified, is typically a focal point in homes of this nature, offering ample opportunity for culinary creativity and family gatherings.

The location on Charles Road is particularly appealing, as it provides easy access to local amenities, schools, and transport links, making it a practical choice for those commuting or seeking to enjoy the vibrant community of Quarry Bank.

This semi-detached house is not just a property; it is a place where memories can be made. With its charming features and prime location, it presents an excellent opportunity for anyone looking to settle in a welcoming neighbourhood. Do not miss the chance to make this lovely house your new home.



## Approach



With a paved frontage to the property allowing access to the front and side entrances.

## Entrance Hallway

Allowing access to the lounge and kitchen, stairs to the first floor. Double glazed window to the side elevation.

## Living Room 9'11" x 10'8" (3.04 x 3.27)



Double glazed window to the front elevation, central heating radiator.

## Kitchen/Dining Area 16'5" x 10'7" (5.02 x 3.23)



Double glazed french doors to the rear, double glazed door to the side. A cosy open plan kitchen/diner with a number of integrated units.

## Lean To 4'7" x 9'2" (1.41 x 2.80)

Double glazed door to the front and rear.

## Landing

Double glazed window to the side elevation, access to the bedrooms and family bathroom.

## Bedroom 13'5" x 9'11" (4.10 x 3.04)



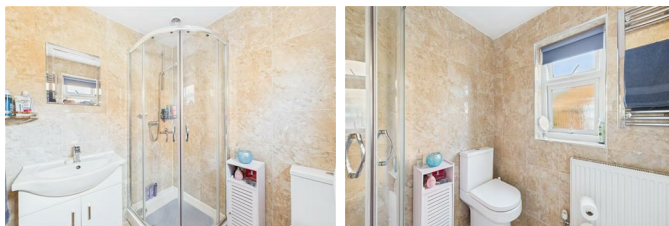
Double glazed window to the front elevation, central heating radiator.

## Bedroom 10'1" x 11'7" (3.08 x 3.54)



Double glazed window to the rear elevation, central heating radiator

## Bathroom



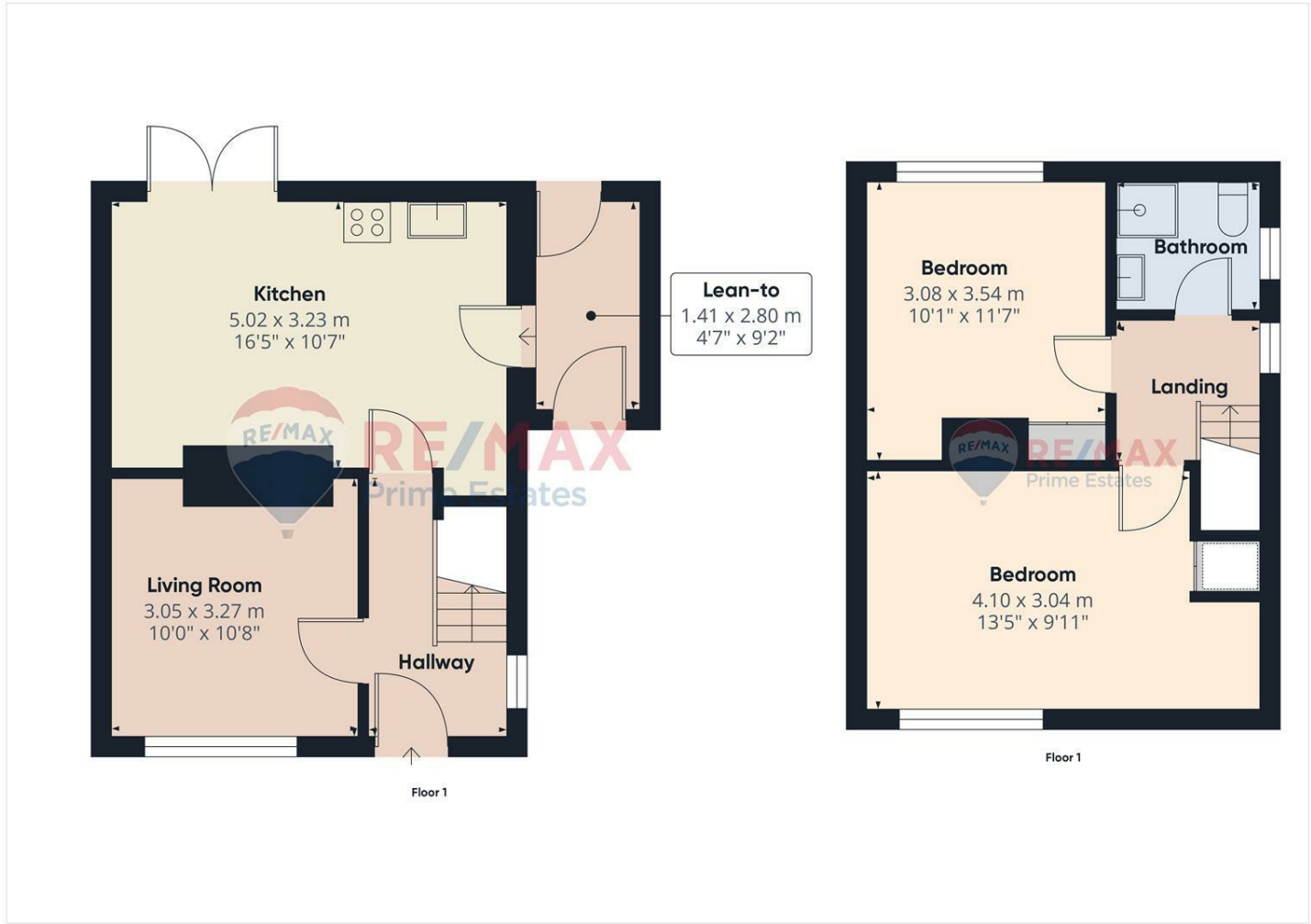
Shower cubicle, WC, wash hand basin, double glazed window to the side elevation.

## To The Rear

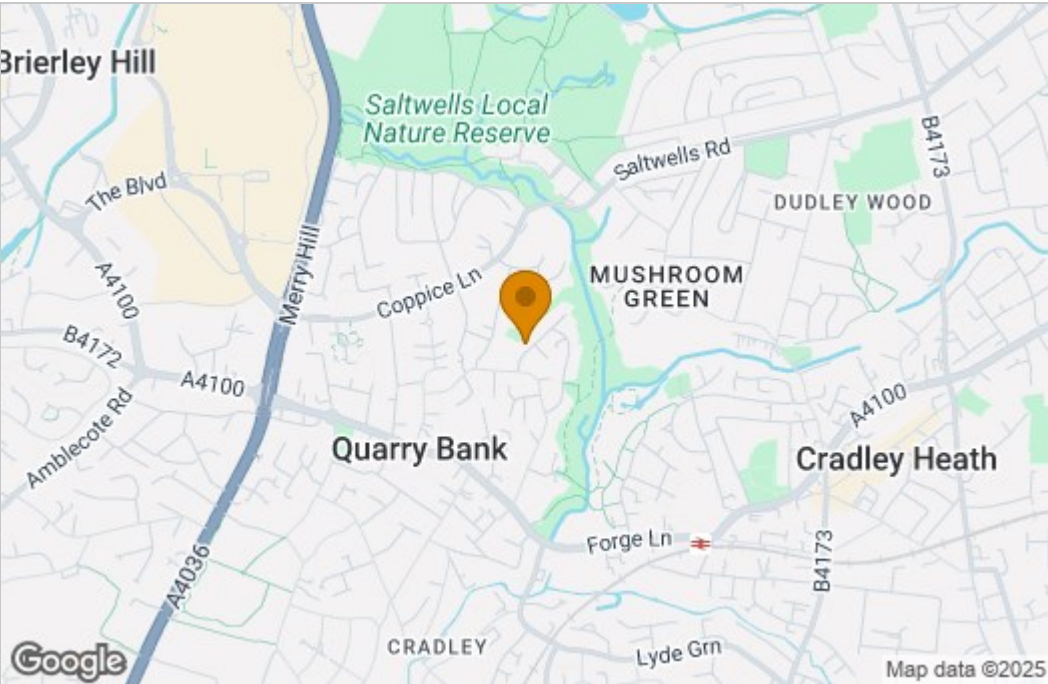


A spacious rear garden with a paved patio ideal for outdoor seating, a path leading to the rear of the garden with lawned area and access to the outbuilding storage.

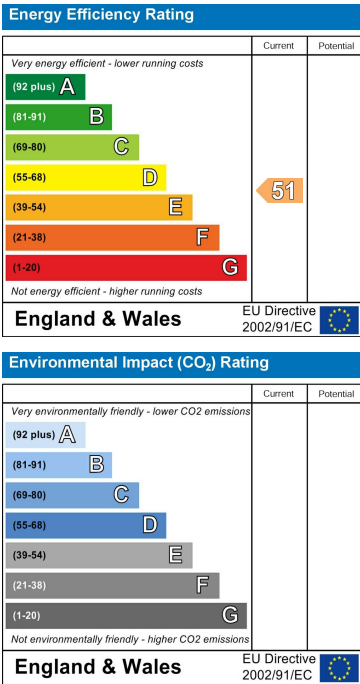
Floor Plan



Area Map



Energy Efficiency Graph



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