



RE/MAX
Prime Estates



95 Grosvenor Way, Brierley Hill, DY5 2LH
Offers in excess of £299,995

This end terrace house, located on Grosvenor Way in Brierley Hill, offers a practical living space with a total area of 1,206 square feet. Built in 1965, the property has been modernised throughout, providing a contemporary feel while maintaining its original charm.

The accommodation comprises three well-proportioned bedrooms, one bathroom, and a spacious open plan lounge and dining area, ideal for both relaxation and entertaining. The property is situated on an imposing corner plot, which allows for driveway parking for multiple vehicles, enhancing convenience for residents and visitors alike.

The rear garden has been thoughtfully landscaped for low maintenance, making it an appealing outdoor space without the burden of extensive upkeep. This property presents a suitable option for those seeking a functional home in a well-connected area.

Approach



Being set on an imposing corner plot, spacious driveway with the potential to accommodate multiple vehicles, fitted bollards for added security, access to the garage, a side access gate to the garden, vehicular access to the garage and a door to;

Entrance Hall

With a door leading from the front driveway, doors to various rooms, stairs to the first floor and a central heating radiator

Kitchen 11'10" x 6'1" (3.61 x 1.86)



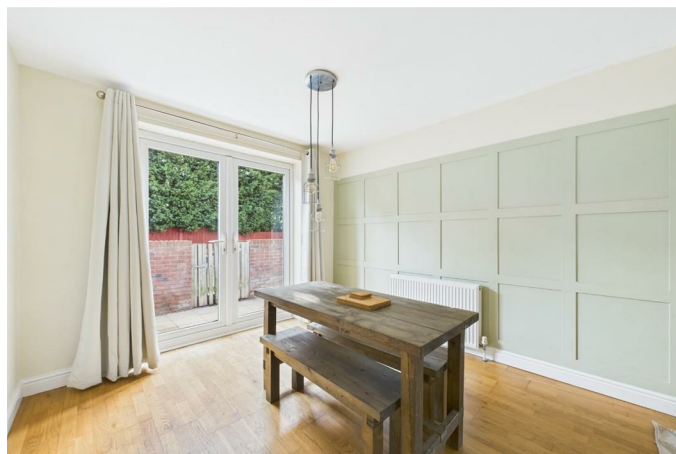
With a sliding door from the entrance hall, fitted with a range of wall and base units with worktops, integrated oven and hob with extractor above, stainless steel sink with mixer tap and drainer and a double glazed window to the front

Living Room 22'0" x 9'11" (6.71 x 3.04)



With a door leading from the entrance hall, open plan to the dining area, a solid fuel burning stove with slate hearth, double glazed patio doors to the rear garden, double glazed patio doors to the conservatory and a central heating radiator

Dining Area



Being open plan to the living room with a central heating radiator and double glazed patio doors to the rear

Conservatory 8'1" x 8'8" (2.47 x 2.65)



With doors leading from the living room, double glazed windows to three sides and patio doors to the rear garden

Utility / WC 7'4" x 8'8" (2.25 x 2.65)



With a door leading from the entrance hall, utility outlet points and a WC

Landing

With stairs leading from the entrance hall, doors to various rooms

Bedroom 14'4" x 8'10" (4.37 x 2.71)

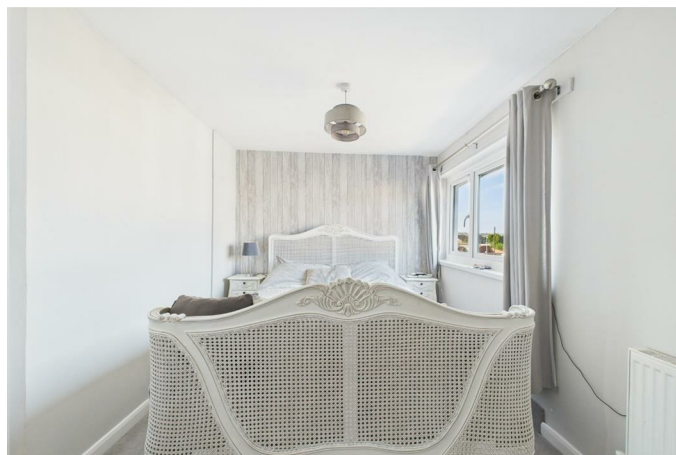


With a door leading from the landing, a central heating radiator and a double glazed window to the rear

Bedroom 10'5" x 7'8" (3.20 x 2.36)

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

Bedroom 8'5" x 11'11" (2.57 x 3.64)



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

Bathroom



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

Garden



With access from the living room, dining room and conservatory, low maintenance garden with patio area to the front, decked terrace to the rear with pergoda, water feature, brick built barbeque area and a side access gate

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 £60 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.

Referral Fees

At RE/MAX Prime Estates, we are committed to full transparency in all aspects of our service.

As part of our commitment to supporting clients through the property transaction process, we may introduce you to third-party service providers, including conveyancers and mortgage advisers. Where such introductions are made, please note the following:

Conveyancing Referrals:

Should you choose to instruct a solicitor or licensed conveyancer introduced by us, please be aware that RE/MAX Prime Estates may receive a referral fee for this introduction. This fee is typically up to £200 and is paid directly to us by the conveyancing firm. This fee is not an additional cost to you and does not affect the quote or service you receive. We only recommend firms we believe offer a high standard of service. You are under no obligation to use any of the professionals we recommend and are free to choose an alternative provider.

Financial Services Referrals:

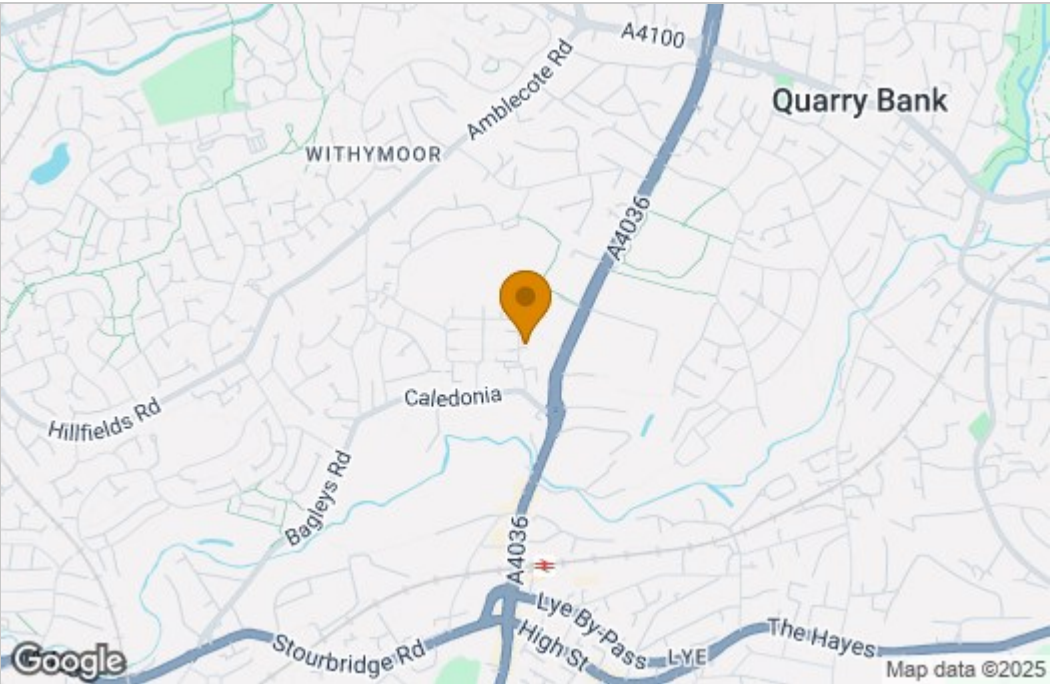
If we introduce you to an independent financial advisory firm, and you proceed with their services, RE/MAX Prime Estates may receive a referral fee averaging £218 per completed case. This referral fee is paid by the financial advisory firm and does not affect the fees or products offered to you. As with all our recommendations, you are under no obligation to proceed with any advisor we introduce.

We are happy to provide further details on referral arrangements upon request.

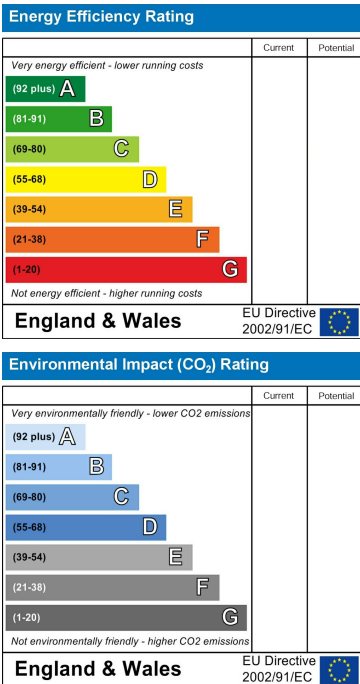
Floor Plan



Area Map



Energy Efficiency Graph



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