

PTN Estates

Residential Sales & Lettings



47 Brythill Drive, , Brierley Hill, DY5 3LU

£250,000

This magnificent town house recently built by Taylor Wimpy is located behind a paved walkway with shaped lawn facing the canal tow path, enjoying spectacular views of the canal along with the enchanting wild life and picturesque narrow boats

Situated within easy access to the regular bus service to both the Merry Hill Centre and Stourbridge along with other popular amenities.

The exceptionally spacious three storey home boasts accommodation that comprises of three bedrooms, master with shower ensuite, superb fitted kitchen to include breakfast bar, oven, hob and extractor hood, splendid dining lounge with French doors to the most delightful rear garden with personalised paving, ground floor cloakroom/W.C and first floor family bathroom with power shower over the bath

Benefits include gas central heating and UPVC double glazing and two two allocated parking spaces

Outside to the rear is a most delightful garden with shaped lawn,

Council Tax C

Approach

Approached from the front via top path to the canal with front lawn and paved pathway to coated UPVC entrance door

Entrance Hall 2 x 5.4

Complete with gas central heating and two ceiling light points, Stairs lead to the first and second floors, doors to the lounge, kitchen and ground floor cloakroom/W.C

Kitchen 2.4 x 5.4 (widest point)

This fabulous modern kitchen to the front of the property comprises of both wall and floor cream units complimented with a single stainless steel sink unit, double electric oven, gas hob and built in extractor hood with splash back. Further enhanced with plumbing for automatic washing machine, fitted breakfast bar and ceramic tiled flooring. Benefits include gas central heating, two ceiling light points and UPVC double glazing

Lounge 3.9 x 4.1

This wonderful spacious lounge located to the rear of the property offers ample room for a table and chairs and enjoys the delightful views of the rear garden. Complete with French doors to the rear and benefiting from UPVC double glazing, gas central heating and ceiling light points

Cloakroom W.C 0.9 x 1

Comprising of a close coupled W.C with wall mounted wash hand basin complimented with tasteful tiled splash back and benefiting from gas central heating, UPVC double glazing and ceiling light point

First Floor Landing

With UPVC double glazing to the side elevation, gas central heating and two ceiling light points. Stairs lead to the second floor landing with access to second and third bedrooms along with family bathroom,

Bedroom 2 3.9 x 3.7

Located to the rear elevation with UPVC double glazing, ceiling light point and gas central heating

Bathroom 2m 1.9m

Family Bathroom complete with a three piece white suite and power shower over the bath, fitted shower screen, extractor fan and gas central heated radiator

Bedroom 3 1.9 x 3.3

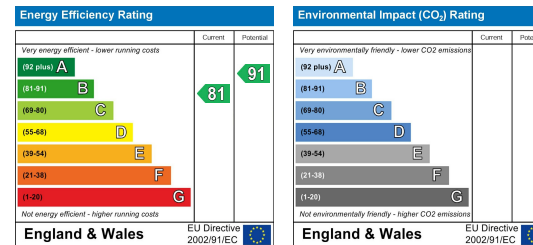
Located to the front elevation with UPVC double glazing, ceiling light point and gas central heating

2nd Floor Landing

With ceiling light point and gas central heating radiator

Bedroom 1 3.9 x 5.5 (widest point)

This spectacular master bedroom based at the very top of this family home which enjoys incredible views through the skylight roof windows. Benefits include gas central heating and ceiling light point. There is a handy large storage cupboard along with the access hatch to the loft . Door leads to the ensuite shower room



Accuracy of Brochures

PTN Estates understands that these sales particulars have been prepared in accordance with the Property Misdescriptions Act 1991. However, please be advised we may not have obtained vendor approval and therefore any fixtures and fittings listed within these sales particulars may not be included in the sale. We would therefore advise any purchaser to refer to the fixtures and fittings form provided by their solicitor and would suggest any queries are raised with their solicitor prior to an exchange of contracts.

Services/Disclaimer

Please note that it is not company policy to test any services or appliances offered for sale and these should be verified by the purchasers. These details do not constitute any part of any offer or contract. All measurements and floorplans are approximate and for guidance purposes only. No responsibility is taken for any errors, omissions or misstatements. In addition, no statement in these details is to be relied upon as representations of fact and the purchaser should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained in these details.

Transparency

We will always refer our purchasers and sellers to local reputable solicitors either Glover Priest, Barry Green, Stephenson's or Waldrons. It is your decision whether you choose to instruct them. Should you decide to use them, please be aware that we will receive a referral fee of between £60 & £75 for recommending you. We routinely instruct K Hadley to carry out the Energy Performance Certificate on your behalf. It is your decision whether you instruct us. In making that decision, you should be aware that we receive preferential rates allowing us to benefit by £35.25 per transaction.

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