

PTN Estates

Residential Sales & Lettings



11 Birch Coppice, , Brierley Hill, DY5 1AP

£300,000

This impressive property is a extended 3-bedroom traditional semi-detached house that combines classic charm with modern amenities. Situated on a spacious plot, it boasts a large driveway capable of accommodating up to 6 cars, providing ample parking space for residents and guests. Additionally, a garage is included, offering convenience and additional storage.

Upon entering the house, you'll find a welcoming lounge that sets the tone for the home's cosy atmosphere. The heart of the property lies in its fantastic refitted kitchen/family space. This area has been thoughtfully designed and features wall and floor units that provide ample storage, giving the kitchen a sleek and organised appearance. The integrated appliances enhance functionality, and a central island adds both style and practicality to the space. This area serves as a hub for family gatherings and entertaining guests.

The property includes a recently refitted bathroom, complete with a shower over the bath, two spacious double bedrooms, and a cosy single bedroom, perfect for a child's room, office, or guest space.

Stepping outside, the landscaped rear garden adds a touch of nature to the property. The garden features a stylish porcelain patio, providing an ideal outdoor space for relaxation and entertainment.

This property seamlessly blends traditional charm with contemporary features, offering a comfortable and stylish living space. The large driveway, garage, well-appointed kitchen/family space, and landscaped rear garden make this house a delightful and functional home for those seeking a combination of modern living and classic appeal.

Council Tax Band C

Approach

Set back from the road via a large tarmac driveway ample for 6 cars

Entrance Hall 1.8 x 4.9

Entered via the composite door and complete with UPVC double glazed windows to front elevation, double gas central heated radiator, ceiling light point, wireless Bosch thermostat and storage cupboard underneath stairs

Lounge 3.2 x 3.9

To the front of the property is a stylish lounge complete with UPVC double glazed window, double gas central heated radiator, underfloor heating and ceiling light point

Kitchen 5 x 5.4 (widest point)

The extended family kitchen is the heart of this fantastic home complete with wall and floor units, oven and microwave oven, integrated full size fridge and full size freezer, smeg washing machine, dishwasher and induction hob housed in the stylish central island complete with breakfast bar and storage, benefits included Skylights, upvc French doors to rear garden, spotlights, double gas central heated radiator and extractor fan

Bathroom 1.8 x 1.9

complete with double power shower over bath, three piece suite in attractive vanity unit and complimentary Scandinavian wood wall panels, UPVC double glazed window to rear elevation. Gas central heated double radiator, and ceiling light point.

Bedroom 1 3.2 x 4.4

with UPVC double glazed by window to front elevation ceiling light point and spotlight and gas central heated radiator

Bedroom 2 3.2 x 2.9

with UPVC double glazed window to rear elevation ceiling light point and double gas central heated radiator

Bedroom 3 1.8 x 2.4

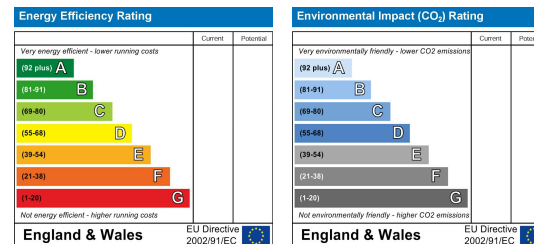
with UPVC double glazed by window to front elevation ceiling light point and spotlight and gas central heated radiator

Garage

with double doors to the front elevation and a roller shutter door to the rear, complete with electricity and ceiling light point.

Rear Garden

Large rear garden with attractive porcelain patio, eucalyptus hard wood sleepers, lawn area and fully fenced borders



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 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.