

PTN Estates

Residential Sales & Lettings



6 Brythill Drive, , Brierley Hill, DY5 3LU

£420,000

Welcome to this stunning four-bedroom freehold detached home located on Brythill Drive within the sought after Taylor Wimpey Lockside development. One of the standout features of this property is its proximity to the canal, offering picturesque views and tranquil walks just a stone's throw away.

This modern property, built in 2016, boasts a spacious 1,238 sq ft of living space, perfect for a growing family. As you step inside, you are greeted by a welcoming lounge featuring elegant French doors that flood the room with natural light, creating a warm and inviting atmosphere.

The property offers a through kitchen diner complete with an integral oven, hob, and fridge, freezer, making it ideal for hosting family gatherings or entertaining guests. Additionally, there is a convenient utility room and a ground floor cloakroom and study adding to the practicality of this home.

Upstairs, you will find four well-proportioned bedrooms, including a master bedroom with an ensuite shower room,, providing a private sanctuary for relaxation. With two bathrooms in total, there will be no more morning queues for the shower.

Furthermore, the property comes with a double garage and driveway for up to two vehicles, ensuring convenience for you and your guests.

Council Tax E

Approach

This imposing detached family home is set back from the road, behind a delightful shaped lawn and pathway with tandem garage to the side

Hallway

Entry through a composite and obscure glazed door into the spacious hallway with ceiling spot lights, wood flooring, gas central heating and a handy under stairs storage cupboard. Doors lead to the lounge, study, kitchen diner and cloakroom W.C. Stairs lead to the first floor

Study 2.19 x 2.14

Located to the front elevation with ceiling spot lights, UPVC double glazing and has central heating

Lounge 3.32 x 4.84

This fabulous lounge boasts UPVC double glazed French doors with further glazing each side to the most delightful rear garden. Benefits include two ceiling light points and two gas central heating radiators

Cloakroom/W.C 1.83 x 0.97

Comprising of a close coupled W.C with pedestal wash hand basin, wood effect flooring, gas central heating and ceiling spot lights

Dining Kitchen 2.84 x 6.85

This very impressive kitchen with distinctive dining area stretches the length of the property and enjoys maximum daylight from the UPVC double glazed French doors to the delightful garden, along with windows to the side and front elevation. This well equipped kitchen area comprises of both base and wall cream units which are complemented with a wood effect work top and stainless steel effect single and a half sink unit. Further enhanced with integral fridge/freezer, AEG electric double oven, gas hob and chimney style extractor hood. Benefits include plumbing for a dish washer, gas central heating, ceiling spot lights and wood effect flooring. From here a door leads to the utility room

The dining area is located to the rear elevation with ceiling light point, gas central heating and wood effect flooring

Utility Room 1.82 x 1.83

Comprising of base cream units with wood grain work surface and single stainless steel sink unit with mixer tap. Benefits include UPVC double glazing to the rear elevation, ceiling spot lights and plumbing for an automatic washing machine.

Landing

With access hatch to the loft, ceiling spot lights and a handy storage cupboard with shelving, housing the hot water tank. Doors lead to the four bedrooms and bathroom

Master Bedroom 3.38 x 3.66

Located to the front elevation boasting fitted wardrobes, gas central heating, UPVC double glazing and ceiling light point. Door leads to the ensuite

Ensuite Shower Room 1.85 x 1.84

Comprising of an enclosed shower cubical with thermostatic shower, pedestal was hand basin and close coupled W.C. Complimented with chrome effect ladder style heater, half tiled walls and flooring. Benefits include obscure UPVC double glazing and ceiling spot lights

Bedroom Two 2.89 x 3.16

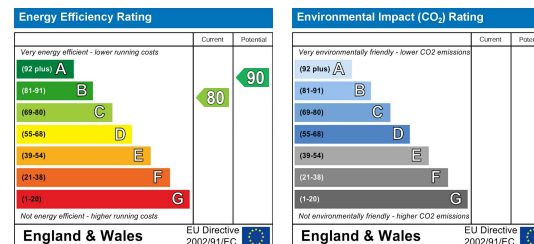
Located to the front elevation with UPVC double glazing, gas central heating and ceiling spot light

Bedroom Three 2.87 2.99

Located to the rear elevation boasting fitted wardrobes with UPVC double glazing, gas central heating and ceiling spot light

Bedroom Four 3.21 x 2.61

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



Accuracy of Brochures

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Services/Disclaimer

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