

PTN Estates

Residential Sales & Lettings



33 Whitworth Close, , Brierley Hill, DY5 3LW

£229,950

Welcome to this charming free hold new build property located within the desirable Lockside Taylor Wimpey development. This delightful semi-detached house offers a perfect blend of modern living and comfort.

As you step inside, you are greeted by a magnificent lounge with UPVC double glazed French doors to the most delightful rear garden. Ideal for relaxing or entertaining guests. The property boasts two lovely bedrooms, both featuring fitted wardrobes, providing ample storage space for your belongings.

The fitted kitchen is a highlight of this home, complete with integral appliances, making meal preparation a breeze. Additionally, the ground floor cloakroom adds convenience to your daily routine.

One of the standout features of this property is the rear garden, offering a private outdoor space with artificial grass, perfect for enjoying a morning coffee or hosting a summer barbecue. The garden is not overlooked, ensuring your privacy is maintained.

With a driveway for two vehicles, you'll never have to worry about finding a spot after a long day. The property's proximity to the canal adds to its appeal, providing a picturesque setting for leisurely walks or bike rides.

Don't miss the opportunity to make this lovely house your home. Built in 2015, this property is in pristine condition and ready for you to move in and start creating lasting memories.

Service Charge of £202.30 PA 2023-2024

Council Tax B

Approach

Occupying a commanding position at the head of this quiet cul de sac within easy proximity to the canal. Set back from the road behind a tarmacadam driveway, offering parking for two vehicles along with a very handy electric charging point. Entry is through a canopied double glazed front door into the spacious hallway

Reception Hall

With wood effect flooring, gas central heating and ceiling light point. Stairs lead off to the first floor and doors lead to the ground floor cloakroom/W.C and the impressive lounge. a square archways leads into the fully equipped kitchen

Cloakroom/W.C

Comprising of a close coupled W.C and pedestal wash hand basin, complimented with tasteful tiled splash back and wood effect flooring. Benefits include UPVC obscure double glazing to the front elevation, gas central heating and ceiling light point

Kitchen 1.52 x 3.04

Located to the front elevation this fabulous well equipped kitchen consists of both wall and base cream units, one housing the ideal serviced boiler are complimented with wood effect work top, chrome effect single sink unit with mixer tap and integrated appliances. These include AEF ceramic hob, electric oven and chrome effect chimney style extractor hood with splash back, fridge and freezer along with a Beko washing machine. Further enhanced with UPVC double glazing, wood effect flooring and ceiling light point. This neatly tucked away

Impressive Lounge 4.45m x 3.68m

Located to the rear elevation this most impressive lounge with ample room for a dining table and chairs boasts UPVC double glazed French doors which offer views of the spectacular rear garden and trees beyond. Benefits include wood effect flooring, gas central heating and two ceiling light points. There is a very handy walk in storage cupboard with shelving.

Stairs & Landing

With gas central heating, ceiling light point and access hatch to boarded loft. Doors lead to the two bedrooms and bathroom

Master Bedroom 2.54m x 3.07m

Located to the rear elevation this splendid master bedroom offers space and style with tinted glazed fitted mirror fronted wardrobes, UPVC double glazing, gas central heating and ceiling light point.

Bedroom Two 2.59m x 3.10m

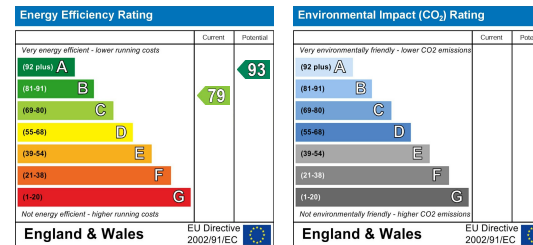
Located to the front elevation with tinted glazed fitted mirror fronted wardrobes, UPVC double glazing, gas central heating and ceiling light point.

Bathroom 2.24m 1.68m

Comprising of a three piece suite consisting of a panel in bath with thermostatic shower over with screen, pedestal wash hand basin and close coupled W.C. Beautifully enhanced with tasteful tiled splash back and benefiting from wood effect flooring, gas central heating, ceiling light point and extractor fan

Delightful Rear Garden

Not being over looked and enjoying spectacular views of the nature reserve makes this a truly most delightful rear garden. Professionally landscaped to incorporate a paved patio with artificial grass and a splendid array of decorative slate stone borders. The added benefit especially for those with dogs is a warm water tap.



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.