

# PTN Estates

Residential Sales & Lettings



31 Whitworth Close, , Brierley Hill, DY5 3LW

£235,000

Nestled within the modern estate know as Lock Side, this delightful semi-detached house offers a perfect blend of modern living and comfort. Built in 2015, by Taylor Wimpey the property spans an inviting 603 square feet and features two generously sized double bedrooms, making it an ideal choice for couples, small families, or those seeking a peaceful retreat.

Upon entering, you are welcomed into a bright and airy lounge, complete with elegant French doors that open out to the rear garden, allowing for an abundance of natural light and a seamless connection to the outdoors. The fitted kitchen is equipped with a built-in oven, hob and fridge freezer providing a practical space for culinary enthusiasts to create delicious meals.

The bathroom is thoughtfully designed, featuring a thermostatic shower over the bath, ensuring convenience and comfort for all residents. The property is not overlooked at the rear, offering a sense of privacy and tranquility, perfect for enjoying quiet evenings or entertaining guests.

Additionally, the house boasts parking for two vehicles, a valuable asset in today's busy world. With its modern features and appealing layout, this semi-detached home is a wonderful opportunity for those looking to settle in a friendly neighbourhood.

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

Hallway 1.12 x 3.36

With ceramic tiled 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 with French doors and an archway leads into the fully equipped kitchen with integral fridge/freezer, electric oven, gas hob and extractor hood

Ground Floor Cloakroom/W.C 0.87 x 1.58

Comprising of a close coupled W.C and pedestal wash hand basin, complimented with tasteful tiled splash back and ceramic tiled flooring. Benefits include UPVC obscure double glazing to the front elevation, gas central heating, ceiling light point and extractor fan. The main fuse box is located on the wall

Kitchen 1.57 x 2.91

Located to the front elevation this fabulous well equipped kitchen consists of both wall and base high gloss units, one housing the Ideal boiler are complimented with wood effect work top, chrome effect single sink unit with mixer tap and integral AEF gas hob, electric oven, extractor hood, fridge and freezer. Further enhanced with UPVC double glazing, ceramic tiled flooring and ceiling light point. There is plumbing available for a washing machine and dish washer.

Lounge 4.45m x 3.68m

Located to the rear elevation this beautiful lounge with ample room for a dining table and chairs boasts UPVC double glazed French doors which offers views of the delightful rear garden with large paved patio and trees beyond. Benefits include two gas central heating radiators and two ceiling light points. There is a very handy walk in storage cupboard with shelving.

Stairs & Landing 0.83 x 2.40

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

Master Bedroom 3.12 x 2.53

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

Bedroom Two 3.69 max x 2.62 max

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

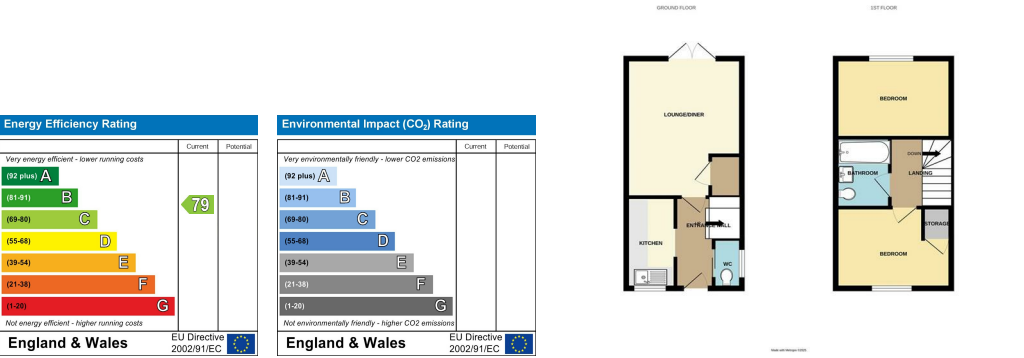
Bathroom 2.24m x 1.68m

Comprising of a white three piece suite consisting of a panel in bath, thermostatic shower over with screen, pedestal wash hand basin and close coupled W.C. Tastefully enhanced with tiled splash back and flooring. Benefits include gas central heating, ceiling light point and extractor fan

Rear Garden

This delightful rear garden boasts a large grey sand stone effect paved patio with a couple of steps down to the shaped artificial grass with the added bonus of backing on to the nature reserve. Not being over looked offers peace and tranquility to enjoy those lazy spring days and summer nights. For convenience and practicalities there is a side access gate.

There is an estate service charge, which is approximately £214 per year. Our vendors pay £30 per month



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

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