

PTN Estates

Residential Sales & Lettings



29 Brythill Drive, , Brierley Hill, DY5 3LU

£265,000

Nestled in the desirable Lock Side Development, this spacious semi-detached house offers a perfect blend of modern living and comfort. Built in 2015 by Taylor Wimpey, this three-storey property boasts an impressive 1,130 square feet of well-designed space, making it an ideal home for families or those seeking extra room to breathe.

The heart of the home is undoubtedly the large fitted kitchen, which comes equipped with an integral dishwasher, oven, and ceramic hob, making meal preparation a delight. The thoughtful layout ensures that cooking and dining can be enjoyed in a comfortable and inviting environment.

You are welcomed into a most impressive lounge that features elegant French doors, allowing natural light to flood the room and providing a seamless connection to probably one of the largest gardens on the development. This outdoor space is perfect for entertaining guests or enjoying quiet moments in the fresh air.

This property comprises of three well-proportioned bedrooms, providing ample space for relaxation and rest. The master bedroom benefits from an ensuite double shower room, while an additional bathroom with a shower serves the other bedrooms, ensuring convenience for all residents and guests alike. A ground floor cloakroom W.C adds to the practicality of the home.

With its modern features and spacious design, this semi-detached house on Brythill Drive is a fantastic opportunity for those looking to settle in a vibrant community.

Council Tax B

Approach

Located on the left hand side of Brythill Drive, set back from the road with with tasteful Saxon iron craft effect spear top railings and behind a decorative Pea body stone effect driveway large enough for at least two vehicles. Entered through a composite and glazed door into this most impressive semi detached home which is tastefully decorated and deceptively spacious

Dining Kitchen 3.89 max x 5.19

This absolutely fabulous fitted dining kitchen just oozes with space and light. Comprising of both base and wall black gloss fitted units which are complimented with marble effect rolled edge work surface and built in dish washer, electric oven, Electrolux ceramic hob with extractor hood and splash back. The wonderful tall pantry cupboard could also play host to an integral fridge and freezer. This kitchen is further enhanced with a single stainless steel effect sink unit with mixer tap, ceramic tiled flooring and plumbing for an automatic washing machine. Benefits include UPVC double glazing to the front elevation, four ceiling light points and gas central heating. The boiler is wall mounted and hidden from view in a wall cupboard. There are stairs to first floor and doors leading to the cloakroom/W.C and the lounge

Cloakroom/W.C 0.84 x 1.73

Comprising of a close coupled W.C and pedestal wash hand basin with tasteful tiled splash back. Benefits include ceramic tiled flooring, gas central heating, ceiling light point and extractor fan

Lounge 3.92 x 4.08

This wonderful size lounge exudes style and space with UPVC double glazed French doors to the delightful rear garden, two gas central heating radiators and a ceiling light point

First Floor Landing 1.92 max x 5.53

With two ceiling light points, UPVC double glazing and gas central heating. Doors lead to the bathroom and two bedrooms.

Bedroom One 3.94 x 3.73

Another wonderful size room, located to the rear of the property enjoying stunning views from the local nature reserve. Benefits include UPVC double glazing, gas central heating and ceiling light point

Bathroom 1.92 x 2.03

Comprising of a three piece suite that consists of a close coupled W.C, pedestal wash hand basin and paneled in bath with thermostatic shower over and screen. Benefits include gas central heating, ceiling light point, extractor fan and tasteful tiled splash back

Bedroom Two 1.92 x 3.36

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

Second Floor Landing 1.02 1.42

With ceiling light point, gas central heating and door leading to the master bedroom three

Master Bedroom Three 3.95 x 3.77

Wow!!! What a superb size bedroom with four sky light windows to the rear elevation enjoying views of the nature reserve. Benefits include fitted mirror front wardrobes, two ceiling light points, gas central heating radiator, very handy built in storage cupboard with shelving and access hatch to loft. Door leads to the ensuite shower room.

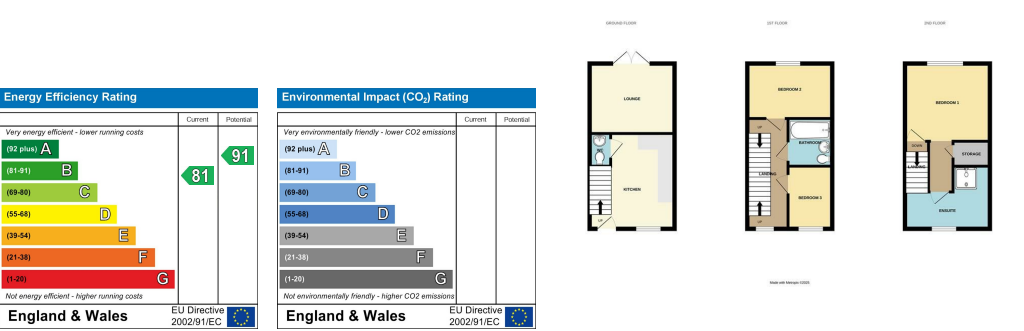
Ensuite Shower Room 2.82 x 2.42

Located to the rear elevation and comprising of a double shower cubical with folding doors and power shower, close coupled W.C and pedestal wash hand basin with tasteful tiled splash backs. Benefits include two sky light windows, ceiling light point and gas central heating radiator

Rear Garden

This most delightful rear garden is probably one of the largest on the development due to the versatile side tarmacadam area which is at present being used as an extension of the garden, however, with adjustment of the fence panel it could be an extension of the driveway. ideal for somebody with a boat or caravan. The remainder of this secluded fully fenced rear garden which backs on to the nature reserve is laid to lawn with a paved patio and access gate to the driveway.

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