

# PTN Estates

Residential Sales & Lettings



18 Oakhill Drive, , Brierley Hill, DY5 3PP

£475,000

This charming extended freehold detached house is available with no upward chain offering an exceptional living experience with its spacious layout and modern amenities. Boasting five generously sized double bedrooms, including two conveniently located on the ground floor, this property is perfect for families or those seeking ample space for guests.

The ground floor features a well-appointed shower room, while the family bathroom upstairs is equipped with both a shower cubicle and a bath, catering to all your bathing needs. The home is enhanced by privately owned solar panels, providing an eco-friendly energy solution that can help reduce your utility bills.

Outside, the property is complemented by a large driveway, ensuring ample parking for multiple vehicles, as well as a garage for additional storage or workshop space. The beautifully landscaped rear garden complete with summer house offers a tranquil retreat, ideal for outdoor entertaining or simply enjoying the fresh air.

This delightful home combines comfort, convenience, and sustainability, making it a perfect choice for those looking to settle in a welcoming community. Don't miss the opportunity to make this wonderful property your own.

Council Tax E

Entrance Hall 1.8 x 6.5

Complete with a composite entrance door, UPVC double glazing to front and side elevation, Inset spot lights, handy under stairs cupboard, wood effect flooring and stairs leading to the first floor landing

Lounge 3.3 x 5.3

This splendid lounge located to the front elevation and benefits from UPVC double glazing, four wall lights and a further window into the conservatory style living space

Kitchen 2.2 x 6.6

This refitted well equipped kitchen comprises of both cream wall and base units complimented with coordinating roll edge worktops and tasteful splash back tiling. Further enhanced with an abundance of appliances including two fitted ovens, a six ring hob with extractor hood, one and half bowl sink unit, along with integrated dishwasher, washing machine, full size fridge and full size freezer. Benefits include wood effect flooring, Inset ceiling spotlights, gas central heating and UPVC double glazing to the front elevation

Dining / Living space 7.5 x 3.7

This magnificent family space is without doubt the hub of the home which just oozes natural light thanks to the floor to ceiling UPVC double glazing. This room boasts a distinctive dining space and a family seating area, Complete with two ceiling light points and two gas central heating radiators

Bedroom 1 2.3 x 5.6

Located to the front elevation this large ground floor bedroom is separated from the living space by a small lobby and is in close proximity to the ground floor shower room. Benefits include UPVC double glazing, gas central heating, and ceiling light point. There is an access hatch to the loft which is fully boarded and benefits from a ceiling light point

Shower Room 1.4 x 2

Comprising of a single shower cubical with electric shower, corner close coupled W.C and a stylish vanity unit inset with a wash hand basin. Complimented with tasteful fully tiled walls and flooring and ladder style gas central heated towel rail. Benefits includes UPVC double glazing to the side elevation, ceiling light point and extractor fan

Bedroom 5 2.4 x 2.4

Currently being utilised as a dressing room this second ground floor bedroom is separated from the living space by the small lobby and is complete with UPVC double glazing to the rear elevation, ceiling light point, gas central heating and wood effect flooring

Landing 4.9 x 5.3 (widest point)

Complete with gas central heating, Inset ceiling spot lights along with access hatch to the main loft, which houses he Combi Alpha boiler and benefits from full boarding and ceiling light point

Bedroom 3 3.3 x 3.3

Located to the rear elevation and benefiting from gas central heating, UPVC double glazing and ceiling light point

Bedroom 4 2.4 x 4.3

Located to the rear elevation and benefiting from gas central heating, UPVC double glazing and ceiling light point

Bedroom 2 2.7 x 5.3

The main benefits to this bedroom are the impressive fitted wardrobes and the oodles of natural light thanks to the UPVC double glazing to both the front and rear elevation, other benefits are the ceiling light point and Gas central heating

Bathroom 2.8 x 1.9

Located to the front elevation this luxurious bathroom comprises of a mahogany effect paneled couples bath with chrome effect mixer taps and shower kit, corner shower cubicle with thermostatic, shower free standing mahogany stylish vanity unit inset with a wash hand basin and close coupled W.C. Benefits include UPVC obscure double glazing, inset ceiling spotlights and a ladder style gas central heated towel rail.

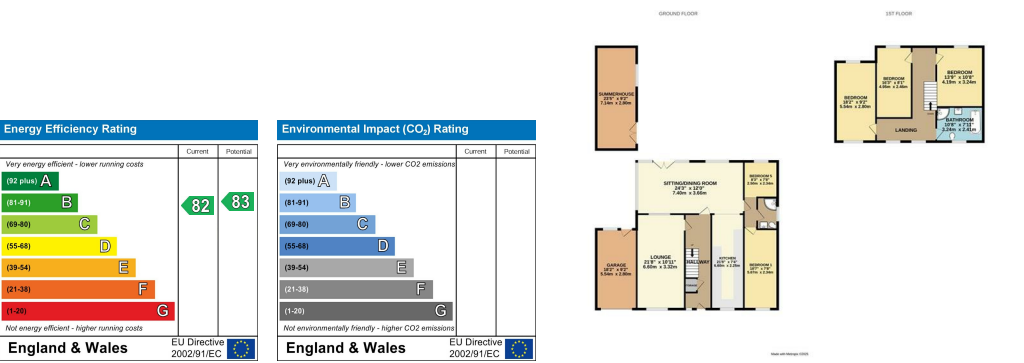
Rear Garden

This most delightful fully fenced professionally landscaped rear garden is an absolute pleasure to the eyes. Boasting a block paved shaped patio, raised borders complete with a selection of decorative stone and a shaped lawn along with mature flower beds. As added bonus's there is a side gate offering access to the front elevation and garage and a wonderful summerhouse,

Garage 2.8 x 5.6

Complete with Georgian side hinged garage doors to the front elevation and UPVC door and glazing to the rear elevation. Complimented two ceiling light points and electric light and plug sockets

Summerhouse 7.1 x 2.8



Accuracy of Brochures

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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.

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