

PTN Estates

Residential Sales & Lettings



172 Amblecote Road, , Brierley Hill, DY5 2YE

£280,000

Nestled on the charming Amblecote Road in Brierley Hill, this delightful free hold semi-detached house with NO UPWARD CHAIN offers a perfect blend of modern living and classic comfort. Built in the late 1950s, the property boasts a spacious layout that is ideal for families or those seeking extra room to grow.

Upon entering, you are welcomed into a large open plan living area, which serves as the heart of the home. This inviting space is perfect for both relaxation and entertaining, allowing for a seamless flow between the living and dining areas. The refitted kitchen is a standout feature, equipped with contemporary fixtures and ample storage, making it a joy for any home cook.

The property comprises four well-proportioned bedrooms, with one conveniently located on the ground floor, providing flexibility for guests or those who prefer single-level living. The two bathrooms, including a utility and a downstairs shower room, ensure that morning routines run smoothly for the whole family.

Outside, the landscaped rear garden offers a tranquil retreat, perfect for enjoying sunny afternoons or hosting gatherings with friends and family. Additionally, the property provides parking for two vehicles, a valuable asset in this desirable area.

This home on Amblecote Road is not just a property; it is a wonderful opportunity to create lasting memories in a welcoming community. With its thoughtful design and prime location, it is sure to attract interest from discerning buyers. Do not miss the chance to make this charming house your new home.

Council Tax C

Approach

Set back from the road via a blocked paved driveway for three cars

Entrance Hall 1.8 x 4.1 (widest point)

Complete with UPVC double glazed door and side obscure glazing, ceiling light point, gas central heating and handy under stairs storage cupboard

Open plan lounge and Dining space 3.3 x 7.8

This spectacular through Lounge with wood effect flooring and defined dining area boasts oodles of natural light thanks to the UPVC double glazed bay style window and patio doors which enjoy delightful views of the rear garden. The main focal point is the colourful Adam style fire place with marble effect back and hearth with inset coal effect gas fire . Benefits include gas central heating, two ceiling and two wall light points

Kitchen 2.9 x 2.9 widest point

Located to the rear elevation this magnificent re fitted kitchen comprises of both wall and base cream Shaker style units complimented with a light oak effect rolled edge work surface, built in ceramic electric hob, double oven, tiled splash back and chimney style extractor hood. Further enhanced with a carbonate single and a half sink unit with mixer tap and wood effect flooring. Benefits include UPVC double glazing, ceiling light point and gas central heating

Utility Room 2.3 x 2.9 widest point

Complete with UPVC double glazed door and window to the delightful rear garden along with a ceiling light point, gas central heating and plumbing for automatic washing machine

Ground Floor Shower Room 1.3 x 1.5

This splendid shower room with tiled walls consists of a single shower cubical with electric shower, close coupled W.C and pedestal wash hand basin. Benefits include ceiling light point, ladder style gas central heated towel rail and extractor fan

Bedroom 3 (Ground level) 2.2 x 4.7

The super size ground floor bedroom is perfect for young adults and visiting guests with such close proximity to the shower room. Benefits include UPVC double glazing to the front elevation, ceiling light point and gas central heating. There are two handy storage cupboards,

Landing 1.9 x 1.9

UPVC obscure double glazing to the side elevation, ceiling light point and access hatch to loft

Shower room 1.8 x 2.3 (widest point)

Located to the rear elevation and comprising of double shower cubical with thermostatic shower, close coupled W.C and pedestal wash hand basin with mixer tap. . Complimented with a handy storage cupboard, ceramic tiled walls and flooring.. Benefits include ceiling light point and UPVC obscure double glazing,

Bedroom 1 3.4 x 3.3

Complete with UPVC double glazed window to rear elevation, gas central heated radiator and ceiling light point

Bedroom 2 3.4 x 3.3

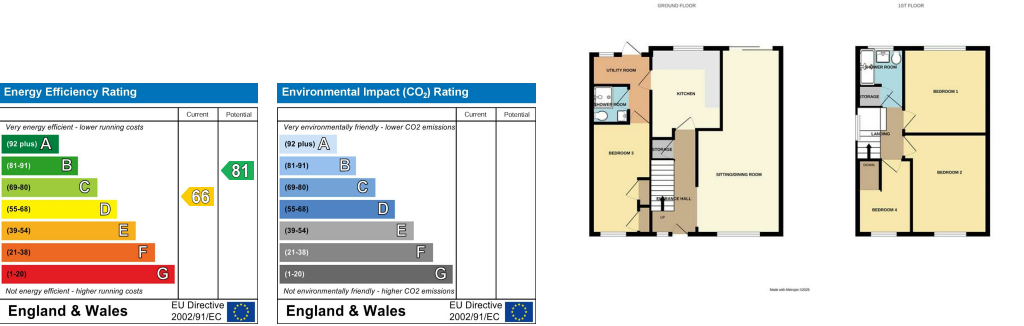
Complete with UPVC double glazed window to front elevation, ceiling light point and gas central heated radiator

Bedroom 4 2.2 x 2.3 (widest point)

Complete with ceiling light point, UPVC double glazed window to front elevation and gas central heated radiator

Rear Garden

This fabulous fully fenced rear garden with newly laid patio area boasts beautiful raised flowerbeds, shaped lawn and handy under cover decking area. The main highlight however, is the wonderful large summer house being used a a recreational area and bar



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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