

PTN Estates

Residential Sales & Lettings



15 Freshwater Drive, , Brierley Hill, DY5 3TP

£450,000

Located in the desirable area of Lakeside on Freshwater Drive, this stunning detached house offers a perfect blend of modern living and comfort. Spanning an impressive 1,249 square feet, the property boasts four double bedrooms, with an additional versatile room on the ground floor that can serve as an office or guest bedroom, catering to the needs of a growing family or those who work from home.

The heart of the home is undoubtedly the beautifully refitted kitchen, featuring elegant Quartz worktops that provide both style and functionality. This culinary space flows seamlessly into the inviting reception room, creating an ideal environment for entertaining guests or enjoying family time. The property also benefits from two well-appointed bathrooms, including a newly fitted ensuite, ensuring convenience for all residents.

For added practicality, the garage has been thoughtfully converted into a utility space, enhancing the overall functionality of the home. The ground floor also includes a convenient WC, perfect for guests.

Outside, the south-facing landscaped rear garden is a true highlight, offering a tranquil retreat with a newly laid porcelain tiled patio, perfect for al fresco dining or simply soaking up the sun. The custom built shed complete with lighting at the side of the house ensure the property still has ample storage. A driveway to the front provides parking for three vehicles with an electric charging point, ensuring ease of access.

This delightful home is not just a property; it is a lifestyle choice, offering comfort, style, and a welcoming atmosphere in a sought-after location.

Approach

Located on a large corner plot the house is set back from the road by a block paved and tarmac driveway for three vehicles, side access via the gate to the rear garden and a electric car charging point

Entrance Hall 2.2 x 1.8

Comprising of panel style gas central heated radiator, stairs rise into first floor landing, doors leading to WC kitchen and lounge. Complete with insert spotlights and UPVC double glazed door front door with UPVC obscure side panel

WC 0.8 x 1.9

Complete with low flush WC, ceiling light point, Gas central heated panel style radiator, corner sink set in a vanity unit, UPVC double glazed obscure and lead window to the front elevation

Lounge / Dining Room 3.4 x 8

Large open plan lounge and dining room complete with bay style UPVC double glazed leaded window to the front elevation, two double gas central heated radiators to lounge and dining area, two ceiling light points, gas fire with hearth and surround and fully opening French doors to rear garden

Refitted Kitchen 2.8 x 5

Beautiful refitted kitchen, complete with UPVC double glazed window to rear elevation, inset spotlights, under stairs storage cupboard, refitted high gloss wall and floor units with complimentary Quartz worktops and splash back, double sink and draining board with boiling water tap, 4 ring gas hob, double oven, extractor, integrated microwave and dishwasher, and a designated space designed for an American style fridge freezer with plumbing for water and ice dispensing.

Utility 2.1 x 2.3

Housing the Ideal combination boiler, with plumbing for automatic washing machine, worktops and fitted wall unit, UPVC obscure glazed rear door to the garden and door leading to 5th bedroom/study room

Bedroom 5 / Study 2.4 x 2.9

Complete with insert spotlights, UPVC double glazed leaded window to front elevation and double gas central heated radiator

Landing

Complete with ceiling light point and loft access hatch to the fully boarded loft

Bedroom 1 3.5 x 3.6

Complete with fitted wardrobes, ceiling inset spotlights and ceiling light point, double central heated radiator and leaded UPVC double glazed window to front elevation

Ensuite 2.8 x 1.5

Recently re-fitted ensuite with power shower set in a double enclosure, extractor fan, inset spotlights, UPVC double glazed obscure window to front elevation, heated towel rail , low flush WC, sink in vanity unit, mirrored storage cabinet with mains lighting, shaver point and a handy extra storage cupboard

Bedroom 2 3.4 x 3.5 (widest point)

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

Bedroom 3 2.2 x 4.3

Complete with inset spotlights, double gas central heated radiator, loft access hatch and UPVC double glazed windows to the front and rear elevation

Bedroom 4 3.03 x 2.4

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

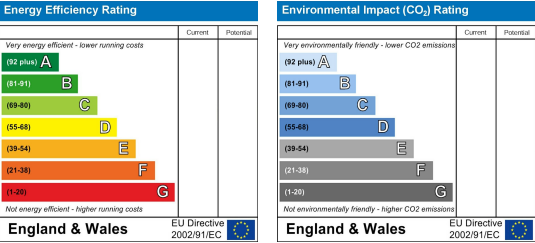
Bathroom 1.9 x 1.9

Complete three-piece white suite consisting of low flush WC, sink set in a vanity unit and panelled in bath with waterfall double headed shower over the bath, complementary splashback tiling, heated towel rail and inset spotlights

Rear Garden

Beautifully landscaped rear garden with new porcelain tiled patio, custom built shed complete with lighting for additional storage, pond, Astro turf and decked areas. Complete with fully fenced boards and side access gate

Important Information



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's 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.