

# PTN Estates

Residential Sales & Lettings



10 Brythill Drive, , Brierley Hill, DY5 3LU

£240,000

Nestled within the sought after Taylor Wimpey development of Lock Side, Brythill Drive, is an immaculate semi-detached house offering a perfect blend of modern living and convenience. Built in 2014, the property spans an impressive 807 square feet and boasts three well-proportioned bedrooms, including a master suite complete with an ensuite shower room for added privacy and comfort.

As you enter, you are welcomed into a bright and airy lounge, featuring elegant French doors that open out to the most delightful garden, creating a seamless connection between indoor and outdoor spaces. The heart of the home is undoubtedly the dining kitchen, which comes equipped with integrated appliances, making it ideal for both casual dining and entertaining guests.

The property also benefits from a thoughtfully designed ground floor cloakroom/W.C., enhancing the practicality of the living space. Outside, you will find a driveway that accommodates parking for two vehicles, a valuable feature in today's busy world.

Situated close to the picturesque canal, this home not only offers a tranquil setting but also easy access to local amenities and transport links. Whether you are a first-time buyer or looking to downsize, this delightful property is sure to impress with its modern features and prime location. Don't miss the opportunity to make this lovely house your new home.

This property has a mine entry which is capped and an interpretive report is available on request

Approach

This immaculately presented Taylor Wimpey semi detached home is located within the sough after Lock Side development and located on the right hand side as you go over the canal bridge and through the traffic lights. Sitting back from the road behind a tarmacadam driveway for two vehicles, shaped faux lawn and a paved pathway. Entrance is through a part composite and glazed door into the spacious Hallway

Hallway

This spacious hallway benefits from ceiling light point and gas central heating. Stairs lead to the first floor and doors to lounge, kitchen and cloakroom/W.C

Cloakroom/W.C

Comprising of a white close coupled W.C and pedestal wash hand basin complimented by a tasteful tiled splash back. Benefits include ceiling light point, gas central heating, extractor fan and fuse box

Kitchen 3.57m x 2.75m

This superb and spacious dining kitchen located to the front of the property comprises of both base and wall cream units with plinth lighting, integral Zanussi double oven, ceramic hob, chimney effect extractor hood, fridge freezer and washing machine. All complimented with wood effect rolled edge work surface with matching lip splash back and stainless steel effect single drainer sink unit. Benefits include UPVC double glazing, gas central heating and ceiling light point

Lounge 4.22m x 4.82m

This fabulous lounge oozes space and natural light thanks to the UPVC double glazed windows and French doors leading to the most delightful flat rear garden. Benefits include ceiling light point, gas central heating and a very handy walk in built in cupboard

Stairs & Landing

With access hatch to loft and a wonderful built in cupboard that offers shelving and a very handy clothes rail. Benefits include UPVC double glazing, ceiling light point and gas central heating. Doors lead to the three bedrooms and bathroom

Master Bedroom 3.4m x 2.82m

Located to the front elevation and boasting mirror fronted fitted wardrobes, ceiling light point, gas central heating , UPVC double glazing and door to the ensuite shower room.

Ensuite Shower Room 1.34m x 2.86m

Comprising of a single cubical with Aqualisa electric shower, close coupled W.C and pedestal wash hand basin all complimented with tasteful tiled splash back. Benefits include ceiling light point, gas central heating and extractor fan

Bedroom Two 2.93m x 2.8m

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

Bedroom Three 2.05m x 2.22m

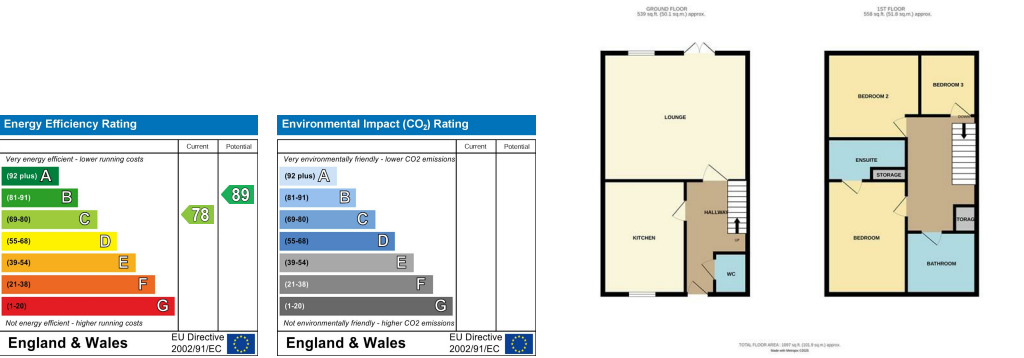
Located to the rear elevation with gas central heating, UPVC double glazing and ceiling light point. Beautifully portrayed and used as the youngest child's bedroom, however would make a very attractive home office

Bathroom 1.92m x 1.88m

Comprising of a white three piece suite that consists of a close coupled W.C, pedestal wash hand basin, panelled bath with shower over and screen. Complimented by tasteful tiled splash back, gas central heating, ceiling light point and UPVC double glazing

Rear Garden

This delightful recently landscaped rear garden can now boast an Indian stone effect patio, exquisitely edged with block pavers and complimented with a shaped faux lawn, fencing and gate leading to the front elevation



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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