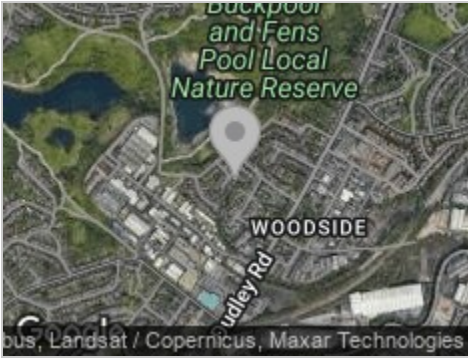


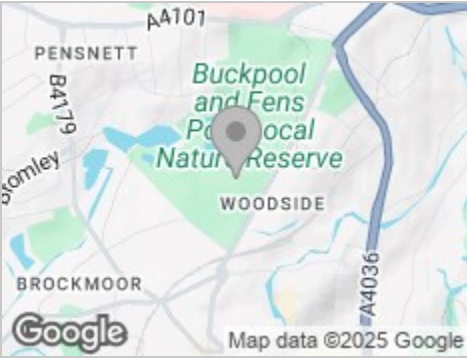
Road Map



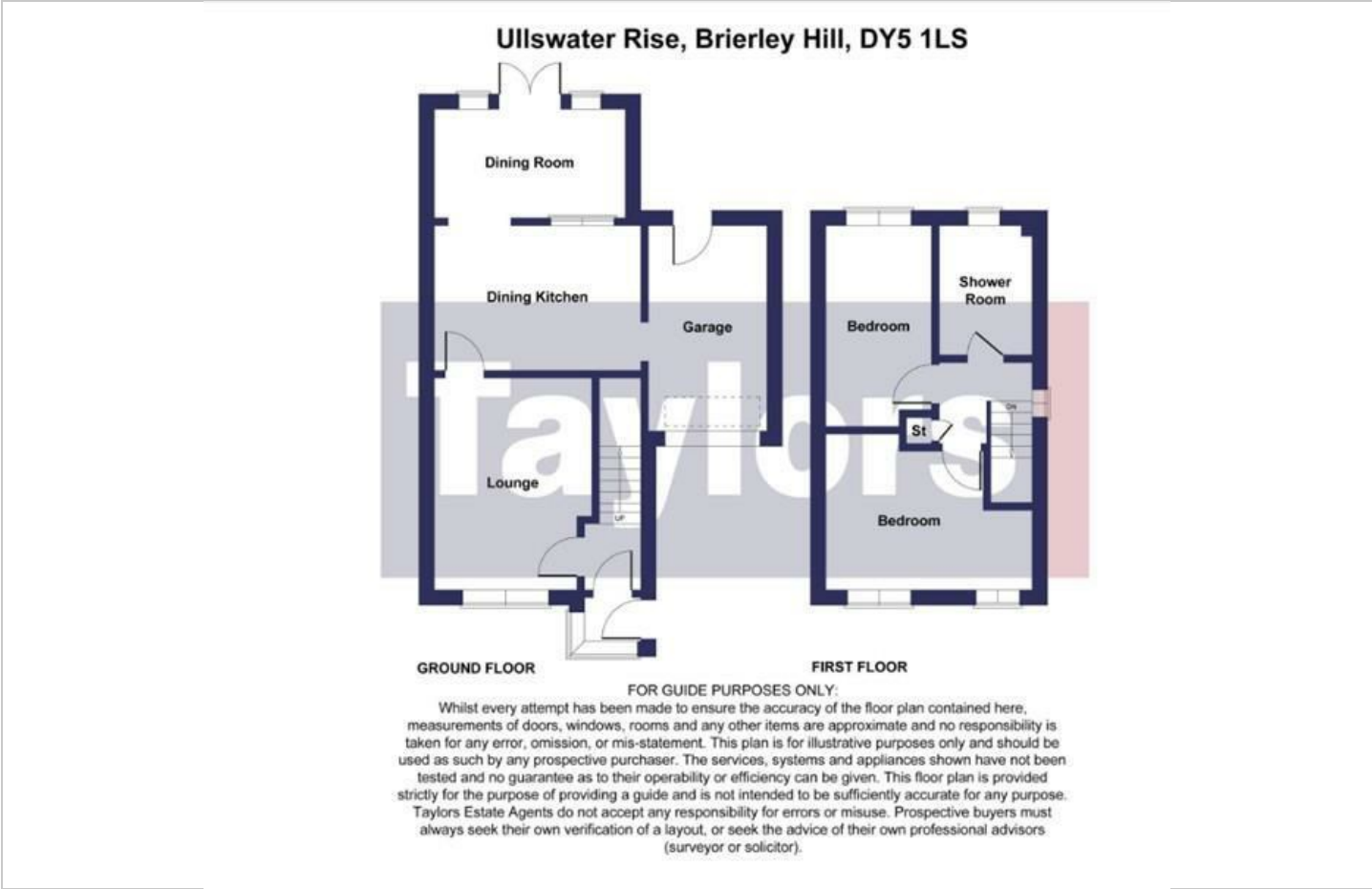
Hybrid Map



Terrain Map



Floor Plan

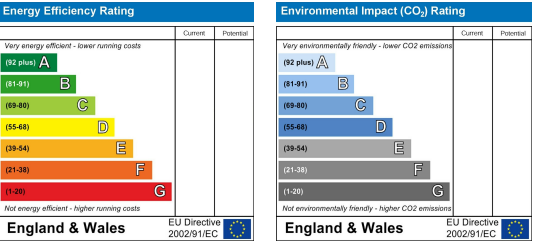


Viewing

Please contact us on 01922 404446 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Performance Graphs



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11 Ullswater Rise

, Brierley Hill DY5 1LS

Offers Over £219,950 Freehold



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DESCRIPTION

Nestled in the tranquil cul-de-sac of Ullswater Rise, Brierley Hill, this beautifully presented link detached house offers a perfect blend of comfort and modern living. Built in 1985, the property has been thoughtfully enlarged to provide ample space, boasting a generous 936 square feet of well-designed interiors.

Upon entering, you are greeted by an enclosed porch leading into a welcoming entrance hallway. The spacious lounge is perfect for relaxation, while the fitted kitchen caters to all your culinary needs. The dining room, which doubles as a conservatory and family room, invites natural light and offers a delightful space for entertaining or enjoying family meals.

The first floor features a landing that leads to two good-sized bedrooms, providing a peaceful retreat for rest and relaxation. The re-fitted shower room/WC is modern and stylish, ensuring convenience for all residents.

Outside, the property is complemented by a block-paved driveway, offering parking for several vehicles, along with a garage for additional storage. The low maintenance rear garden, adorned with Astroturf, provides a perfect outdoor space for leisure and enjoyment without the hassle of extensive upkeep.

Situated within walking distance of the popular Fens Pool Nature Reserve, this home is ideal for those who appreciate nature and outdoor activities. With gas central heating and PVCu double glazing throughout, this property combines comfort with energy efficiency. This charming house is a wonderful opportunity for anyone seeking a delightful home in a peaceful setting.

The internal measurements are displayed below;- (all measurements approximate)

ON THE GROUND FLOOR

ENCLOSED PORCH

Leading into the;-

WELCOMING RECEPTION HALLWAY

Giving access to the;-

FRONT LOUNGE measuring

13'5" x 9'10" (4.1m x 3m)

Having a PVCu double glazed bay window to the front aspect, single panel radiator and laminate flooring.

COMPREHENSIVELY FITTED KITCHEN measuring

12'9" x 9'2" (3.9m x 2.8m)

Having a range of Light Oak effect base and wall units with contrasting work surface, a stainless steel sink unit with mixer tap and draining board, ceramic tiling to splash back areas, space for a slot in cooker, space for a washing machine, space for a fridge/freezer, PVCu double glazed window overlooking the rear, ceramic tiling to floor and archway leading to the;-

REAR DINING ROOM/CONSERVATORY/FAMILY ROOM measuring

12'1" x 6'10" (3.7m x 2.1m)

Currently being utilised as a dining room, having space for a large table and chairs, single panel radiator, laminate flooring and PVCu double glazed French doors leading to the rear garden.

ON THE FIRST FLOOR

LANDING AREA

With doors radiating to the following;-

MASTER BEDROOM ONE measuring

13'1" x 11'1" (4m x 3.4m)

Having two PVCu double glazed windows to the front aspect, single panel radiator and Grey carpeting.

REAR BEDROOM TWO measuring

11'1" x 6'6" (3.4m x 2m)

Having a PVCu double glazed window to the rear aspect, single panel radiator and Grey carpeting.

RE-FITTED SHOWER ROOM/WC measuring

5'10" x 5'10" (1.8m x 1.8m)

Having a modern white suite comprising low level WC, vanity wash hand basin with drawers beneath, corner shower cubicle with white shower tray and glazed doors, PVCu double glazed window, ceramic tiling to the walls and flooring.

OUTSIDE

To the front of the property there is an extensive block paved driveway area having space for several vehicles. To the side of the property, there is a link detached single car garage, and to the rear of the property, there is a low maintenance garden having a paved patio area, together

with Astroturf lawned area and borders. The whole enjoys a particularly private rear aspect.

GENERAL INFORMATION

TENURE: We are advised by the Vendor that the property is Freehold, however we have not inspected the Title Deeds and purchasers should confirm this with their solicitor prior to exchange of contracts.

COUNCIL TAX: We understand from www.voa.gov.uk that the property is listed under Council Tax Band C.

EPC RATING: Band C.

SERVICES: All mains services are assumed to be connected to the property. A BT Telephone point has been fitted in this property.

FIXTURES AND FITTINGS: Items detailed in these particulars are included in the sale and will pass with the property.

VIEWING : By prior telephone appointment with Marrion & Co on 01922 404446.

