

PTN Estates

Residential Sales & Lettings



30 Blackwater Close, , Brierley Hill, DY5 4QG

£190,000

Blackwater Close, Brierley Hill, is an immaculately presented semi-detached house located within a quiet cul de sac and offers a delightful living experience. Spanning an impressive 818 square feet, the property features two spacious double bedrooms, making it ideal for couples, small families, or those seeking extra space for guests.

Upon entering, you are welcomed into the oak effect fitted kitchen which is equipped with integral appliances, providing a modern touch while ensuring functionality for everyday cooking. The bright and airy through lounge dining room, is perfect for both relaxation and entertaining. The layout is thoughtfully designed, allowing for a seamless flow between the kitchen, living and dining areas.

The property boasts a well-appointed bathroom, complemented by a separate W.C, enhancing convenience for residents and visitors alike. Outside, you will find a generous flat garden, offering a wonderful space for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the property includes a garage and parking ensuring ample space for your needs.

This semi-detached house is not only a comfortable home but also a fantastic opportunity to enjoy a peaceful lifestyle in a sought-after location. With its attractive features and well-maintained condition, this property is sure to appeal to a variety of buyers.

Approach

Set off the main road within a quiet cul de sac location, this immaculately presented home is hidden by a fence, and gated access into the front garden. with block paving which is complimented by a shaped artificial lawn and well stock front boarder. Access is through a UPVC obscure glazed entrance door into a very handy porch

Porch 1.4 x 1.1

With UPVC obscure glazing to the front and side elevation, PVC panelled ceiling and wood effect flooring. UPVC leaded glazed entrance door leads into the kitchen

Kitchen 2.3 x 3.52

This well equipped kitchen with oak effect base and wall units boasts integral fridge, separate freezer, Neff ceramic hob, electric oven and extractor hood all complimented with tasteful co ordinating work surface. tiled splash back and stainless steel effect single and a half sink unit with mixer tap. Benefits include two ceiling light points, plinth heating, plumbing for washing machine and wood effect flooring. There is UPVC leaded double glazing to the side elevation and doors to lounge and rear hallway

Rear Hallway 1.85 x 3.07 (max)

Benefiting from wood effect flooring, UPVC obscure glazed door to side elevation and ceiling light point. Stairs lead to the first floor and doorway into the lounge

Lounge Diner 3.55 x 6.51 (max)

This fantastic size living area stretches from the front to the rear of the property and boasts UPVC leaded glazing to the front and rear elevation, wood effect flooring, gas central heating and ceiling and wall light points. The main focal point has to be the modern Adam style fire place.

Stairs and Landing 1.88 x 4.5 (max)

With gas central heating, ceiling light point, access hatch to the loft and obscure leaded glazing

Bedroom One 3.52 x 3.34 (max)

Located to the front elevation with UPVC double glazed leaded glazing, artex ceiling with coving and light point and gas central heating. The main benefit is the mirror fronted wardrobes that that run the length of the wall

Bedroom Two 3.53 x 3.21

Located to the rear elevation with UPVC double glazed leaded glazing, artex ceiling with coving and light point and gas central heating.

Bathroom 1.83 x 2.16 (max)

Comprising of a P shape bath with mixer tap, thermostatic shower over and curved screen. along with a stylish vanity unit inset with a wash hand basin and mixer tap. Benefits include ceiling spot lights, chrome effect ladder style radiator and leaded obscure UPVC double glazing

W.C 0.9 x 1.48

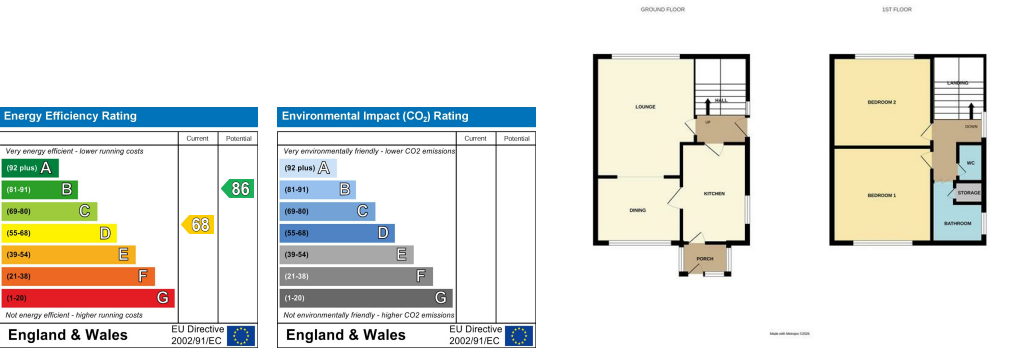
Comprising of a close coupled W.C and wall mounted wash hand basin, complimented by ceiling spot lights, aqua boarding and UPVC obscure double glazing

Garage 2.47 x 5.9

Comprising of two ceiling light points, up and over door, electric sockets.

Rear Garden

Not being over looked is just one of the advantages of this most delightful flat rear garden. With Sahara beige stone effect paved patio and shaped lawn makes this perfect place for children to play, or for adults to entertain friends or simply relax.



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