PTN Estates

Residential Sales & Lettings

113 Grosvenor Way, , Brierley Hill, DY5 2LH **£230,000**

This charming end terrace house with NO UPWARD CHAIN presents an excellent opportunity for families seeking a comfortable and spacious home. The property boasts three well-proportioned bedrooms, making it ideal for both growing families and those looking for extra space.

Upon entering, you are welcomed into a bright reception room that sets the tone for the rest of the home. The thoughtfully extended layout includes a family bathroom on the first floor, alongside a convenient ground floor shower room and W.C., ensuring ample facilities for all residents and guests. The fitted kitchen is equipped with an oven and hob, seamlessly connecting to a dining area that is perfect for family meals and entertaining.

Outside, the property features a block-paved driveway that accommodates parking for two vehicles, a valuable asset in this popular location. The house benefits from gas central heating and UPVC double glazing, providing warmth and energy efficiency throughout the year.

Situated in a sought-after neighbourhood, this home is close to local amenities, schools, and parks, making it an ideal choice for families.

Approach
Set back from the road by a block paved driveway and mature shrubs

Lounge 5.19 max x 3.88
Entered through a UPVC lead glazed door with co ordinating side panels, wood effect flooring, UPVC double glazing to the front elevation and gas central heating. Door leads to dining room and shower room

Storage Room 2.50 x 1.66
This handy storage room with cupboard, door to shared walkway and entrance to shower

Shower Room 1.58 x 1.52
Comprising of a close coupled W.C set in a stylish unit with concealed system, vanity unit inset with wash hand basin, double shower cubical with thermostatic dual shower, fully tiled walls and flooring, obscure UPVC double glazing and gas central heating

Kitchen & Dining Area 4.90 max x 5.82 max
Dining Area
With wood effect flooring, UPVC patio door to garden, ceiling light point and gas central heating
Kitchen
With oak effect base and wall units with co-ordinated work surface, tiled flooring and splash back. Complimented with black single carbonate sink unit, built in gas hob, electric oven and extractor hood. Benefits include loft access hatch and UPVC double glazing

Landing 2.10 x 2.03
With ceiling light point and access hatch to loft

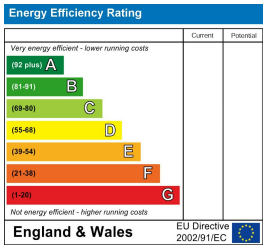
Bathroom 2.10 x 2.02
Comprising of a close coupled W.C, pedestal sink unit and panelled in bath with thermostatic shower over and screen. Benefits include ladder style gas central heating radiator, tiled splash back and flooring, PVC ceiling with spot lights and UPVC obscure double glazing.

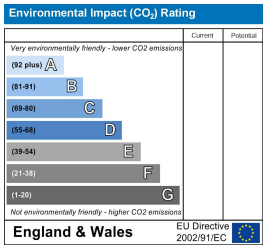
Bedroom One 3.10 x 3.89
With UPVC double glazing, gas central heating, artex ceiling and light point

Bedroom Two 3.10 x 3.22
With UPVC double glazing, gas central heating, ceiling light point and handy storage cupboard housing the Baxi boiler

Bedroom Three 2.10 x 3.06
With UPVC double glazing, gas central heating, artex ceiling and light point

Rear Garden
This easily maintained rear garden benefits with paving, raised borders and a handy brick built shed. Gates give access to the rear parking space and shared walk way





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.

Transparency

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