

# AUCTION

# SKITTS

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ESTATE AGENTS



**Nottingham Way,  
Brierley Hill, DY5 1UH**

**Offers in the Region Of £230,000**

01902 686868

**We Value Your Home**



Tucked away in a pleasant and convenient location, this delightful and homely three bedroom semi-detached property offers the perfect opportunity for either a first-time buyer or a growing family. Situated close to a range of local amenities, including the ever popular Merry Hill Shopping Centre, the home enjoys a peaceful yet well connected setting.

The property has been extremely well maintained and thoughtfully improved in recent years, offering a tasteful blend of comfort and style throughout. Benefiting from gas central heating and uPVC double glazing, the home also enjoys the practical advantages of off road parking, a garage and a well kept rear garden.

Upon entering, a welcoming reception hall leads into a cosy and characterful living room featuring a gas fire with marble style surround, hearth and fireplace set within an attractive exposed brick type chimney breast. An open archway flows into the adjoining dining room, where French doors open directly onto the rear garden, providing a wonderful indoor-outdoor feel. Off the dining area is a modern and stylish kitchen, well equipped with sleek contemporary units, a ceramic type sink top, integrated appliances including a built-in oven, four-ring gas hob, refrigerator and washing machine, along with generous worktops and storage space. There is also a sizable pantry. From here, a door leads into a bright and inviting conservatory/snug, the ideal spot for relaxing, with access to both the rear garden and the garage.



Upstairs, the first floor hosts three well proportioned bedrooms, with the main bedroom benefitting from built-in wardrobes and a modern family bathroom complete with a panelled bath with shower fitting, pedestal wash hand basin and low flush WC. The loft is partially boarded providing additional convenient storage space with easy access.

Outside, the property continues to impress with a tarmac driveway to the front providing off road parking alongside a neat lawn fore-garden. The garage features an Up and Over door, light and power points. To the rear, the garden offers a peaceful retreat with well tended lawn areas, flowering shrubs, a paved patio area and a cold water tap — ideal for entertaining or simply enjoying the outdoors.

Tastefully decorated and ready to move into, this lovely home truly must be seen to be fully appreciated.



Council Tax Band B.  
Energy Rating D.  
Tenure FREEHOLD.



This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.



**Buyers Information** In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.

**Approach** By way of tarmac driveway providing off road parking for numerous vehicles past lawn fore-garden.

#### **Reception Hall**

**Living Room** 12' 6" x 11' 2" (3.81m x 3.40m)

**Dining Room** 12' 0" x 7' 5" (3.65m x 2.26m)

**Kitchen** 11' 4" x 8' 2" (3.45m x 2.49m)

**Conservatory/Snug** 10' 4" x 8' 6" (3.15m x 2.59m)

#### **Landing**

**Bedroom One** 11' 9" x 8' 10" (3.58m x 2.69m)

**Bedroom Two** 9' 1" x 8' 10" (2.77m x 2.69m)

**Bedroom Three** 7' 7" x 6' 5" (2.31m x 1.95m)

**Bathroom** 6' 5" x 5' 10" (1.95m x 1.78m)

**Garage** 15' 1" x 8' 9" (4.59m x 2.66m)

#### **Rear Garden**





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Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with SketchUp 2020