

AUCTION



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

Auction Guide Price £199,950



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.





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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.
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