ABODE
SALES & LETTINGS

Thornton Drive, Brierley Hill, West Midlands, DY5 2BS

£225,000



https://www.abodemidlands.co.uk







Thornton Drive is a popular residential address, ideally situated for convenient access to a wide range of local amenities, excellent schools and surrounding commercial centres. Local shops are close by, while Withymoor School and Peters Hill Primary School are both highly regarded and particularly popular with families.

The property is a well-presented family home offering three bedrooms, a spacious lounge, kitchen/diner, bright conservatory and a four-piece family bathroom. The accommodation benefits from UPVC double glazing and central heating throughout, with useful storage and loft access.

The conservatory provides a versatile additional living space and opens directly onto the rear garden, making the property well suited to family life and entertaining.

The nearby commercial centres of Brierley Hill and Stourbridge are readily accessible, with Merry Hill Shopping Centre and Waterfront Business Parks approximately 10 minutes away by car. Excellent transport links are also available, with access to the M5 motorway network via Halesowen or Bromsgrove and railway stations at Lye, Stourbridge and Cradley Heath.

With a choice of local amenities, well-regarded schools, transport links and plentiful green open spaces nearby, Thornton Drive represents an excellent opportunity for comfortable family living in a well-connected residential setting.

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Hallway
A welcoming entrance hallway featuring a staircase rising to the first-floor landing, UPVC double-glazed frosted front entrance door, central heating radiator and internal door leading to the lounge.

Lounge
A well-proportioned lounge with a UPVC double-glazed window overlooking the front elevation, central heating radiator, telephone point and useful under-stairs storage cupboard housing the electrical consumer unit. An internal door leads through to the kitchen/diner.

Kitchen/Diner
A practical and well-appointed kitchen/diner featuring a UPVC double-glazed window overlooking the rear elevation, central heating radiator and ceiling spotlighting. The kitchen comprises a range of matching wall and base units with drawers, complemented by a stainless-steel sink and drainer with mixer tap. There is plumbing and space for freestanding and under-counter appliances, together with an extractor fan. The central heating boiler is housed within the kitchen. A sliding UPVC double-glazed door provides access to the conservatory.

Conservatory
A bright and versatile conservatory with UPVC double-glazed windows to all elevations, tiled flooring and UPVC double-glazed double doors opening onto the rear garden. A central heating radiator provides additional warmth.

Landing
The first-floor landing benefits from a smoke alarm, access to the loft space via a loft hatch and doors leading to the bedrooms and family bathroom.

Family Bathroom
A well-equipped four-piece family bathroom with a UPVC double-glazed frosted window. The suite comprises a low-level WC, panelled bath with mixer tap, corner shower cubicle with electric shower over, and pedestal wash hand basin with mixer tap. Further features include a chrome heated towel radiator and extractor fan.

Bedroom One
A comfortable double bedroom featuring a UPVC double-glazed window overlooking the rear elevation and central heating radiator.

Bedroom Two
A comfortable double bedroom featuring a UPVC double-glazed window overlooking the front elevation, television point and central heating radiator.

Bedroom Three
A further bedroom with a UPVC double-glazed window overlooking the front elevation and central heating radiator.






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AML Disclaimer -

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.

All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds.

Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners. These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.

Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - General

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.















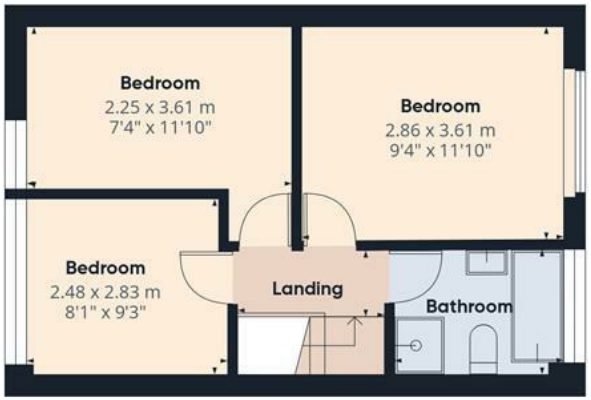




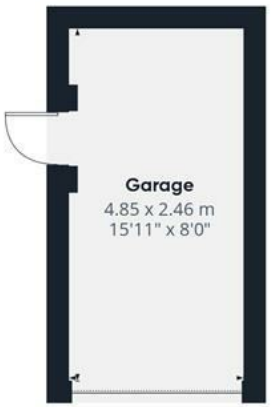

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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area(1)

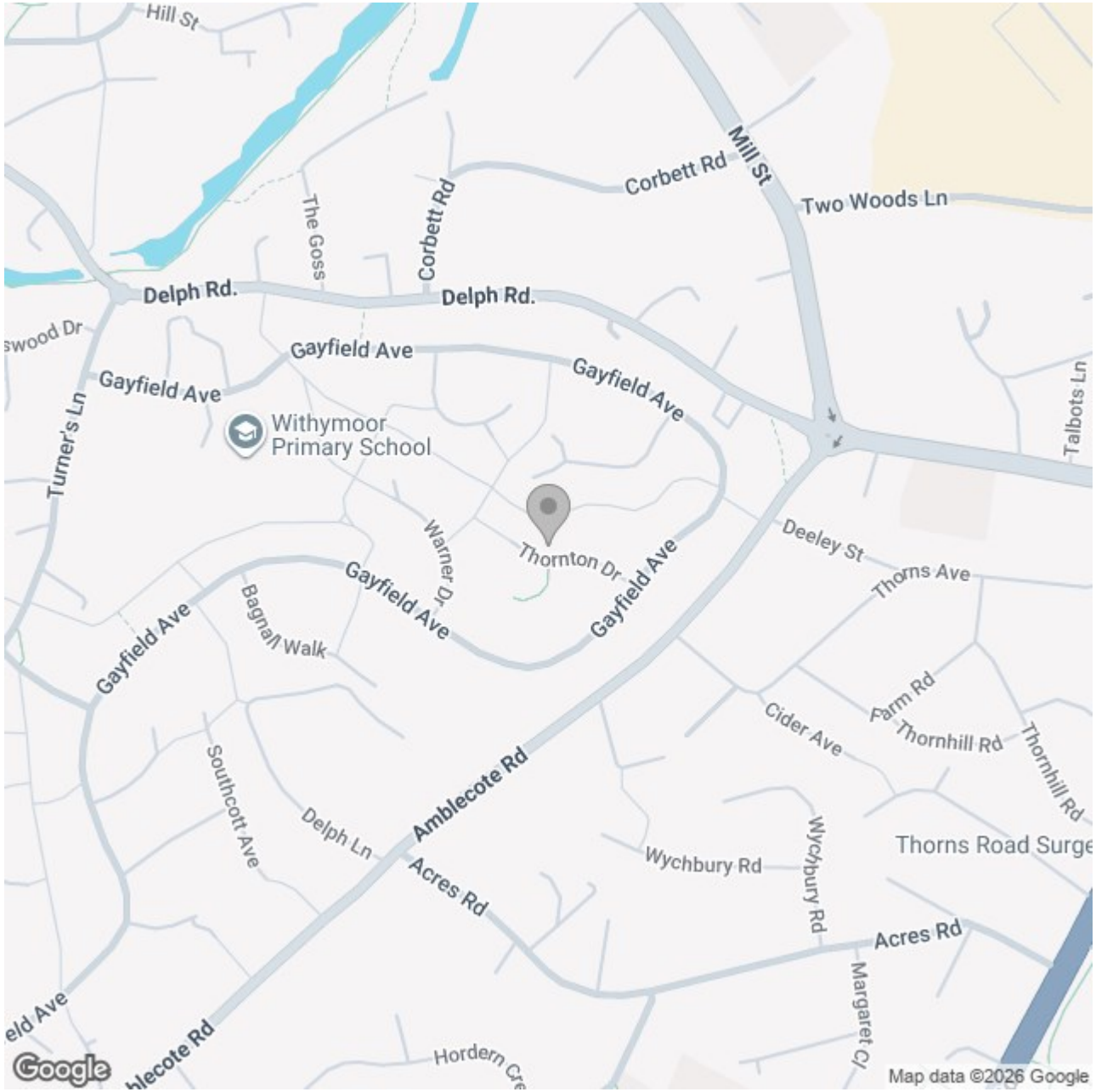
84.8 m²

913 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.