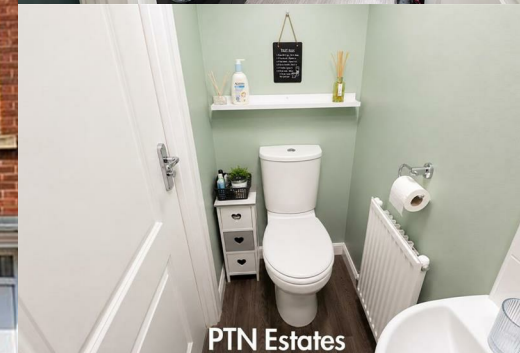


PTN Estates

Residential Sales & Lettings



30 The Breeze, , Brierley Hill, DY5 3AG

£250,000

Welcome to this stunning mid-terrace townhouse located in the desirable area of The Breeze, Brierley Hill. Built in 2012 by Barratt Homes, this immaculately presented property spans an impressive 1,130 square feet across three well-designed floors, making it an ideal family home.

This home boasts three generously sized double bedrooms, ensuring plenty of space for everyone. The master bedroom is particularly inviting, complete with its own ensuite shower room for added privacy and comfort. Additionally, the ground floor features a well-appointed shower room, enhancing the practicality of the layout.

To the ground floor is the third double bedroom with access to the shower room with W.C and UPVC obscure glazed door to the rear elevation. There is a separate utility room that adds convenience to your daily routine.

The spacious lounge offers ample room for both relaxation and dining, perfect for entertaining guests or enjoying family meals. The refitted kitchen is a true highlight, featuring modern built-in appliances including an oven, hob, and extractor hood,

Outside, the property benefits from a garage and driveway, offering parking for up to three vehicles, a rare find in this area, providing ease and accessibility for you and your guests.

With its contemporary design and thoughtful features, this townhouse is perfect for those seeking a modern lifestyle in a vibrant community. Don't miss the opportunity to make this exceptional property your new home.

Approach

Set back from the road behind a tarmacadam driveway and paved pathway, entered through a composite door with canopy above into this spacious hallwyy

Hallway 1.9s max x 6.33

Benefiting from two ceiling light points, gas central heating, wood effect flooring and handy under stairs storage cupboard. Stairs lead to the first floor, while doors lead to bedroom three, shower room with W.C separate utility room and landscaped rear garden

Shower Room and W.C 0.85 x 1.71

Comprising of double shower cubical with thermostatic shower, close couple W.C and pedestal sink unit with mixer tap. Benefits include, tiled splash back, wood effect flooring, gas central heating and ceiling light point

Bedroom Three 2.47 x 2.77

The double bedroom offers a fantastic opportunity for independent living so absolutely great for an older child or relative. Offering UPVC double glazing to the rear elevation, gas central heating and ceiling light point

Utility Room 1.89 x 1.64

This separate utility room with wall mounted Ideal Logic boiler, comprises of plumbing for a washing machine, space for tumble dryer and rolled edge work top. Benefits include ceiling light point and UPVC double glazed door to the landscaped rear garden.

First Floor Landing 0.94 x 4.14

With UPVC double glazing to the front elevation, gas central heating, ceiling light point and wood effect flooring. Doors lead to the lounge, refitted kitchen and bathroom.

Refitted Kitchen 2.39 x 3.57

This magnificent refitted kitchen keeps with the rest of the property and oozes style and space. Comprising of both base and wall navy units complimented with oak effect work top, single and a half carbonite sink unit and finished off with tasteful brick effect tiled splash back, Further enhanced with plumbing for a dishwasher and integral Logik electric oven, gas hob and modern wall mounted angle extractor canopy. Benefits include UPVC double glazing and ceiling light point. An added benefit is the oak effect breakfast bar.

Lounge 4.45 x 3.65

This has to be the hub of the house with ample natural light and space, consisting of two ceiling light points , two gas central heating radiators and UPVC double glazing to the rear elevation

Third floor landing 0.74 x 0.86

With access hatch to the loft, wood effect flooring and ceiling light point. Doors lead to the two bedrooms and bathroom

Master Bedroom 2.65 x 4.34

Located to the rear elevation and benefitting from UPVC double glazing, gas central heating and ceiling light point. Door leads to the ensuite shower room

Ensuite Shower Room 1.72 x 1.60

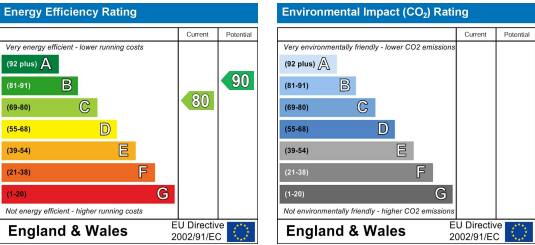
Comprising of a close couple W.C, pedestal wash hand basin set in a stylish vanity unit with mixer tap, single shower cubical with thermostatic shower and tasteful tiled splash back. Benefits include UPVC obscure double glazing, gas central heating, ceiling light point, wood effect flooring and extractor fan.

Bedroom Two 3.36 x 2.92

Located to the front elevation with wood effect flooring and benefitting from UPVC double glazing, gas central heating, ceiling light point and very handy built in cupboard

Bathroom 1.71 x 2.10

Comprising of a three piece suite that consists of a close couple W.C, wash hand basin set in a stylish vanity unit with mixer tap and panelled bath. Complimented with tiled splash back and wood effect flooring. Benefits include gas central heating, ceiling light point and extractor fan



Accuracy of Brochures

PTN Estates understands that these sales particulars have been prepared in accordance with the Property Misdescriptions Act 1991. However, please be advised we may not have obtained vendor approval and therefore any fixtures and fittings listed within these sales particulars may not be included in the sale. We would therefore advise any purchaser to refer to the fixtures and fittings form provided by their solicitor and would suggest any queries are raised with their solicitor prior to an exchange of contracts.

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

We will always refer our purchasers and sellers to local reputable solicitors either Glover Priest, Barry Green, Stephenson's or Waldrons. It is your decision whether you choose to instruct them. Should you decide to use them, please be aware that we will receive a referral fee of between £60 & £75 for recommending you. We routinely instruct K Hadley to carry out the Energy Performance Certificate on your behalf. It is your decision whether you instruct us. In making that decision, you should be aware that we receive preferential rates allowing us to benefit by £35.25 per transaction.