

PTN Estates

Residential Sales & Lettings



15 Warner Drive, , Brierley Hill, DY5 2BW

£260,000

Nestled in the sought-after Withymoor estate on Warner Drive, Brierley Hill, this fantastic semi-detached home offers a perfect blend of comfort and convenience. With two spacious reception rooms, including a separate dining area, this property is ideal for both entertaining guests and enjoying family time.

The kitchen is well-appointed, providing a functional space for culinary pursuits. The partly converted garage adds versatility, allowing for additional storage or potential use as a hobby room. The home boasts three generously sized double bedrooms, ensuring ample space for relaxation and rest. The family bathroom is conveniently located to serve all bedrooms.

Outside, the private rear garden presents a lovely outdoor retreat, perfect for summer gatherings or quiet evenings. The property also features a private driveway with parking for two vehicles, enhancing the ease of daily living.

With gas central heating and UPVC double glazing, this home is designed for comfort and energy efficiency. This semi-detached house is not just a property; it is a wonderful opportunity to create lasting memories in a vibrant community. Don't miss your chance to make this charming residence your own.

Approach

Located in a quiet cul de sac location the property is set back from the road via a large sweeping tarmac driveway

Porch 1 x 1.6

Complete with ceiling light point, UPVC double glazed windows to side elevation and UPVC front door

Lounge 3.3 x5.7 (Widest Point)

Complete with ceiling light point and wall lights, double gas central heated radiator, focal fireplace with surround and UPVC double glazed window to front elevation

Dining Room 2.8 x 3.6

Complete with UPVC patio doors to rear garden, two ceiling light points and double gas central heated radiator

Hallway 1.5 x 2.5

Complete with ceiling light point, stairs rising to first floor landing and under stairs storage cupboard

Kitchen 4 x 2.9

Complete with wall and floor units, double sink and draining board, plumbing for automatic washing machine, extractor, two ceiling light points, gas central heating radiator, UPVC double glazed window to rear elevation and UPVC rear door

Garage/ office/ playroom 2.4 x 4.8

Partly converted garage complete with ceiling light point, fitted storage and UPVC double glazed window to front elevation

Landing 1.7 x 2.4

Complete with ceiling light point and loft access hatch

Bedroom 1 4.2 x 3.3

Complete with UPVC double glazed window to front elevation, ceiling light point, gas central heated radiator and fitted wardrobes

Bedroom 2 3.2 x 3.3

Complete with fitted wardrobes, gas central heated radiator, ceiling light point and UPVC double glazed window to rear elevation

Bedroom 3 3.2 x 2.4

Complete with ceiling light point, gas central heated radiator and UPVC double glazed window to front elevation

Bathroom 2.3 x 2.5

Complete with ceiling light point, obscure UPVC double glazed windows to rear elevation, countertop sink setting vanity unit, low flush WC, panelled in bath with electric shower over bath, storage cupboard and gas heated radiator

Rear Garden

Large rear garden which sweeps around the side of the property, benefits include fully fence boards, patio and lawn with mature boarders

Important information

Energy Performance Certificate (EPC) for this property has been rated 72. This indicates that the property is reasonably energy efficient. The rating is based on a standard assessment of the property's energy performance, taking into account factors such as the type of heating system, insulation, and glazing. The rating is a guide only and does not guarantee the accuracy of the information provided. For more information on energy efficiency ratings, please visit the Energy Performance Certificate (EPC) website.

Environmental Impact (CO₂) Rating for this property has been rated A. This indicates that the property is very environmentally friendly, with low CO₂ emissions. The rating is based on a standard assessment of the property's environmental impact, taking into account factors such as the type of heating system, insulation, and glazing. The rating is a guide only and does not guarantee the accuracy of the information provided. For more information on environmental impact ratings, please visit the Environmental Impact (CO₂) Rating website.

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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.