

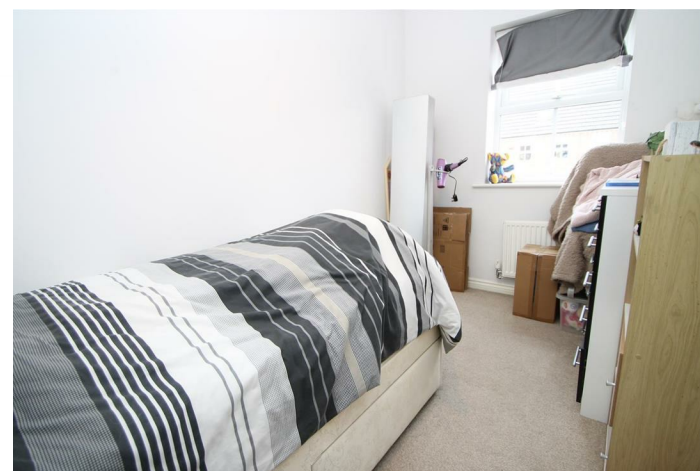
33 Brythill Drive, Brierley Hill, DY5 3LU



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements, of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 33 Brythill Drive, Brierley Hill



### Hicks Hadley

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**\*\*NO UPWARD CHAIN\*\***

A well presented three bedroom modern mid-terraced property in this most popular of cul-de-sac locations; great for schools and access to all local amenities. The property briefly comprises: entrance hall, fitted kitchen, spacious lounge, downstairs wc, family bathroom to first floor and three generously sized bedrooms across the upper floors with master having impressive ensuite. The property further benefits from: private rear garden, gas central heating, double glazing, two car parking spaces and electric car charging point. VIEWING ESSENTIAL TO APPRECIATE THE SIZE OF THE ACCOMODATION. GREAT OPTION FOR FIRST TIME BUYERS. EPC: B

Hicks Hadley

Offers Over £220,000 - Freehold



### Entrance Hall

With double glazed front entrance door, central heating radiator, stairs to first floor and doors into:

### Fitted Kitchen 15'8 x 6'10 (4.78m x 2.08m)

Having matching wall and base units with worktops over, integrated oven, hob, extractor over, integrated washing machine, dishwasher and fridge freezer, central heating radiator and double glazed window to front elevation.

### Spacious Lounge 13'1 x 12'9 (3.99m x 3.89m)

Having central heating radiator and double glazed French doors into garden.

### Downstairs WC

With low flush wc, pedestal wash hand basin, central heating radiator and splash back tiling.

### First Floor Landing

With central heating radiator, stairs to second floor and doors into:

### Bedroom Two 12'9 x 12'1 (3.89m x 3.68m)

With central heating radiator, built in wardrobes and double glazed window to rear elevation.

### Family Bathroom 6'6 x 6'2 (1.98m x 1.88m)

With bath, shower over, low flush wc, pedestal wash hand basin and central heating radiator.

### Bedroom Three 11'11 x 6'2 (3.63m x 1.88m)

With central heating radiator and double glazed window to front elevation.

### Second Floor Landing

With door into:

### Master Bedroom 18' x 12'9 (max) (5.49m x 3.89m (max))

With built in wardrobes, storage cupboard, central heating radiator, four Velux style windows to rear elevation and door into:

### Ensuite 12'9 x 7'6 (max) (3.89m x 2.29m (max))

With free standing bath, separate shower cubicle, low flush wc, pedestal wash hand basin, splash back tiling and two Velux style windows to front elevation.



### Outside

Rear: With low maintenance private rear garden consisting of gravelled area, left hand pathway to purpose built raised decked patio area and gate providing access to allocated parking space at the rear.

Front: With electric car charging point and allocated parking space in front of the entrance door.

### Agents Note

COUNCIL TAX BAND: C

We have been informed that the property is freehold. Please check this detail with your solicitor.

EPC: B

All mains services are connected.

Broadband/mobile coverage- please check on link: - [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

