21 Roach Close, Brierley Hill, DY5 1LR





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Hicks Hadley

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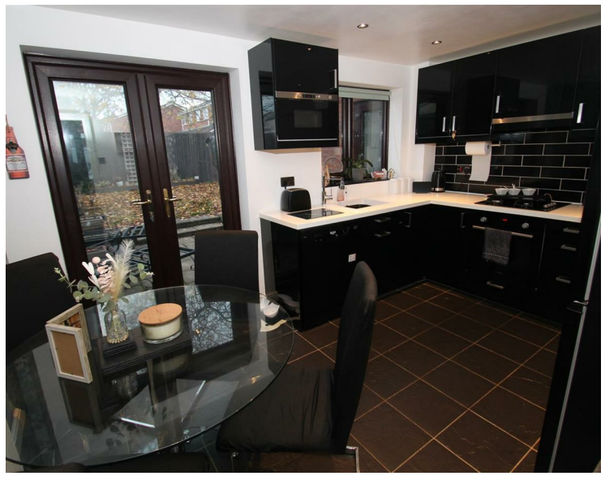
https://www.hickshadley.c

SUPERB OPTION FOR FIRST TIME BUYERS
A fantastic opportunity to purchase this well presented and extended, modern two bedroom semi-detached property; suitably located for access to schools, transport links and access to all local amenities. The property briefly comprises: entrance hall, spacious lounge, fitted kitchen/diner, large utility, modern downstairs wc, two generously sized bedrooms and modern bathroom to first floor. The property further benefits from: gas central heating, double glazing, driveway, garage and good sized private rear garden. EARLY VIEWING HIGHLY RECOMMENDED. EPC: C

Offers In The Region Of £220,000 - Freehold

Hicks Hadley







Entrance Hall
With obscured double glazed front door, central heating radiator, stairs to first floor and door into:

Spacious Lounge 13'1" x 9'10" (4 x 3)
With central heating radiator, double glazed window to front elevation and door into:

Kitchen/Diner 12'9" x 8'10" (3.9 x 2.7)
Having matching wall and base units with worktops over, single sink unit, integrated Bosch oven, gas hob with extractor over, plumbing for dish washer, integrated microwave, spotlights, pantry, tiled flooring, central heating radiator, double glazed French doors to rear elevation, double glazed window to rear elevation and door into:

Utility 15'1" x 7'4" (4.62 x 2.26)
With single drainer sink unit, plumbing for automatic washing machine, single drainer sink unit, space for dryer, central heating radiator, spotlights, splash back tiling, garage entrance door, double glazed window to rear elevation and double glazed door into garden.

Downstairs WC
With low flush wc, heated towel rail, corner wash hand basin, ceramic tiling and spotlights.

Landing
With storage cupboard housing wall mounted Vaillant boiler, loft hatch and doors into:

Bedroom One 12'11" x 9'0" (3.95 x 2.75)
Having storage cupboard, integrated wardrobe, modern vertical central heating radiator and two double glazed windows to front elevation.

Bedroom Two 9'0" x 6'2" (2.75 x 1.9)
With integrated wardrobe, spotlights, central heating radiator and double glazed window to rear eelvation.

Bathroom 5'11" x 5'10" (1.81 x 1.79)
Having 'P' shaped bath with shower head over, shower screen, low flush wc, vanity wash hand basin, heated towel rail and obscured double glazed widow to rear elevation.

Outside
Front: With paved driveway leading to front door and garage entrance door.

Rear: With paved patio leading to lawn and further patio area.





Agents Note
COUNCIL TAX BAND: B

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

All main services are connected (gas/electric/water).

Broadband/mobile coverage- please check on link- //checker.ofcom.org.uk/en-gb/broadband-coverage

EPC: C

Garage 12'0" x 7'4" (3.67 x 2.26)
With up and over door.

