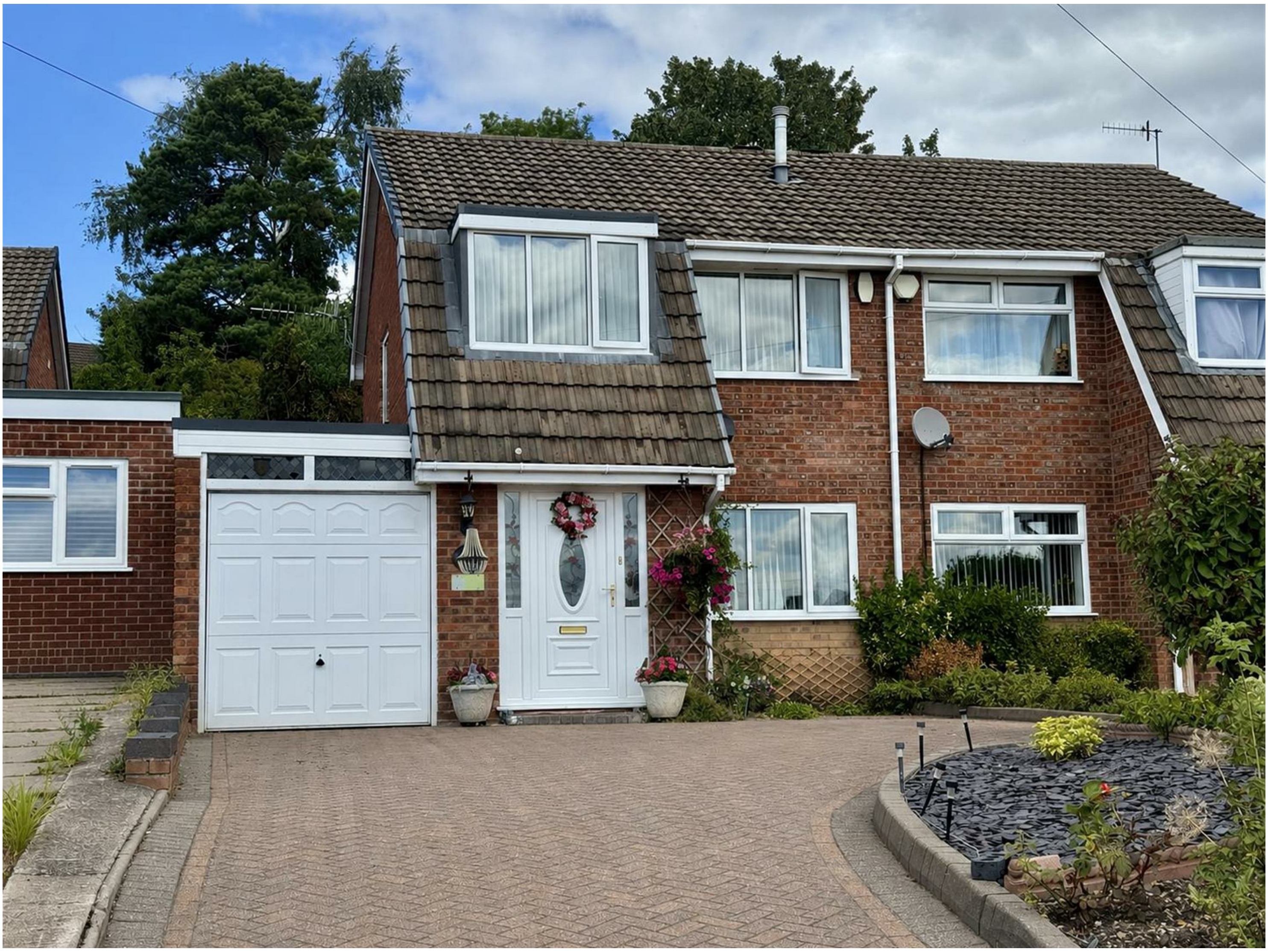
Grove.

FIND YOUR HOME



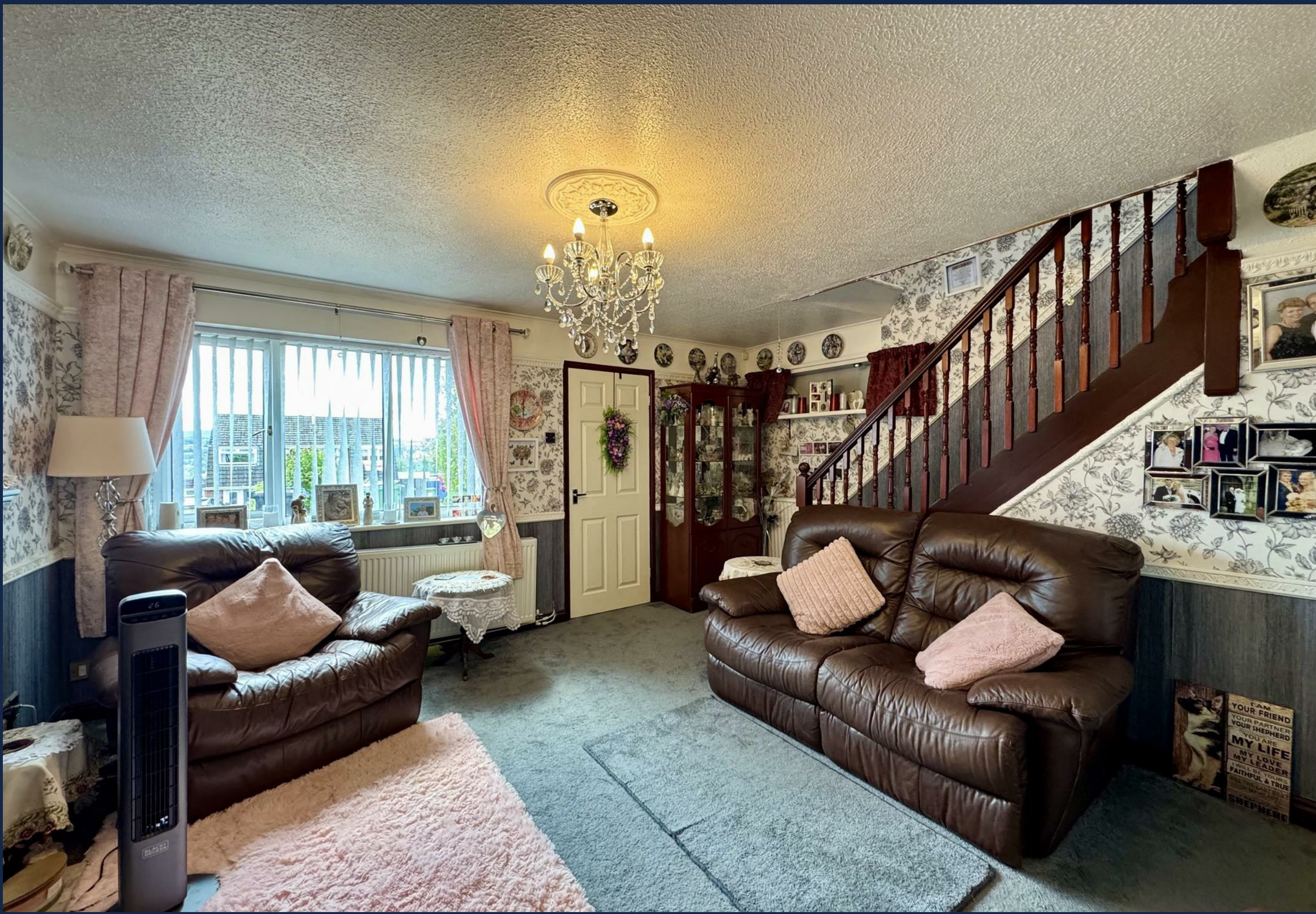
37 Hordern Crescent

Brierley Hill,

West Midlands

DY5 2NR

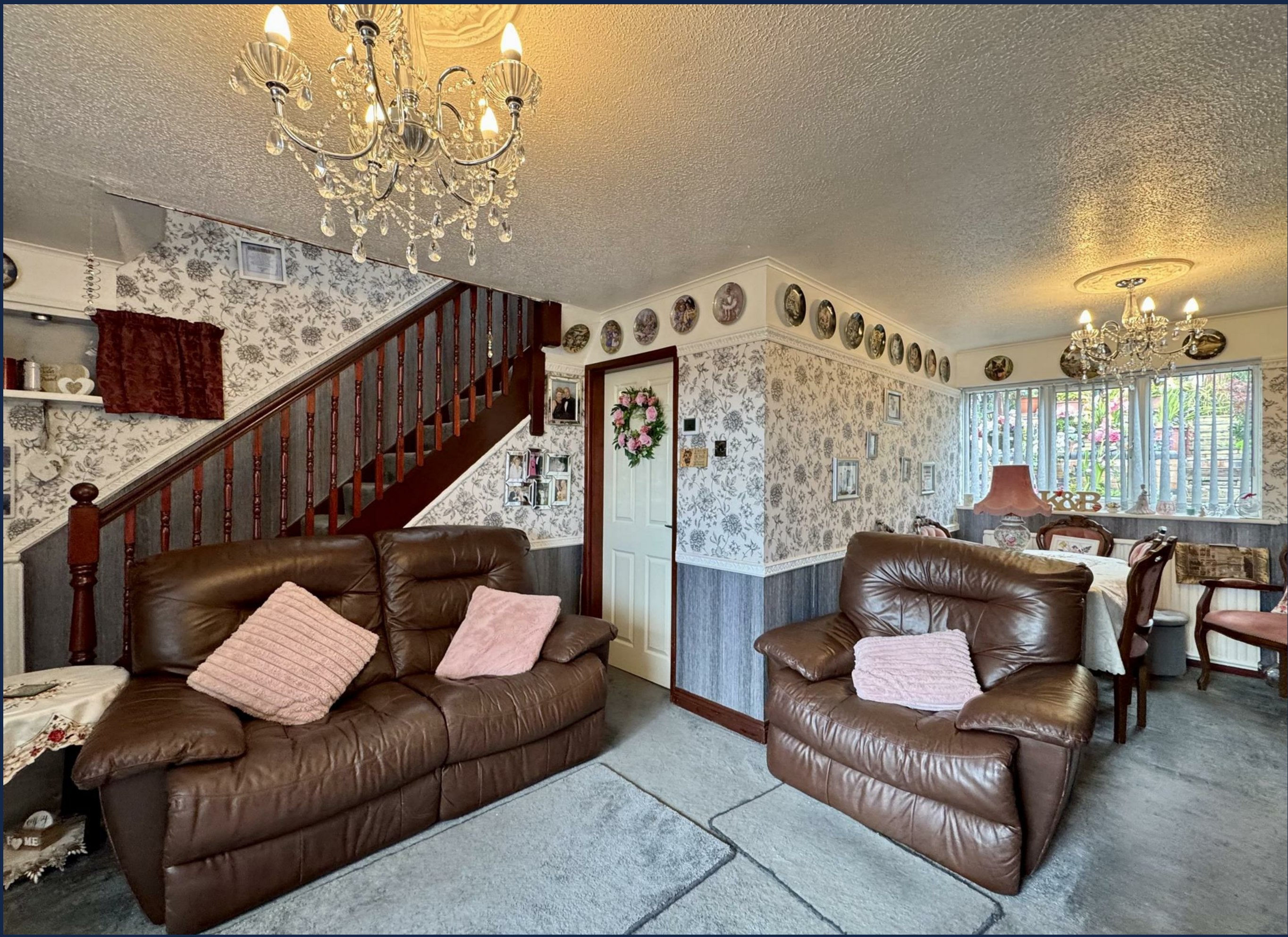
Offers In The Region Of £230,000

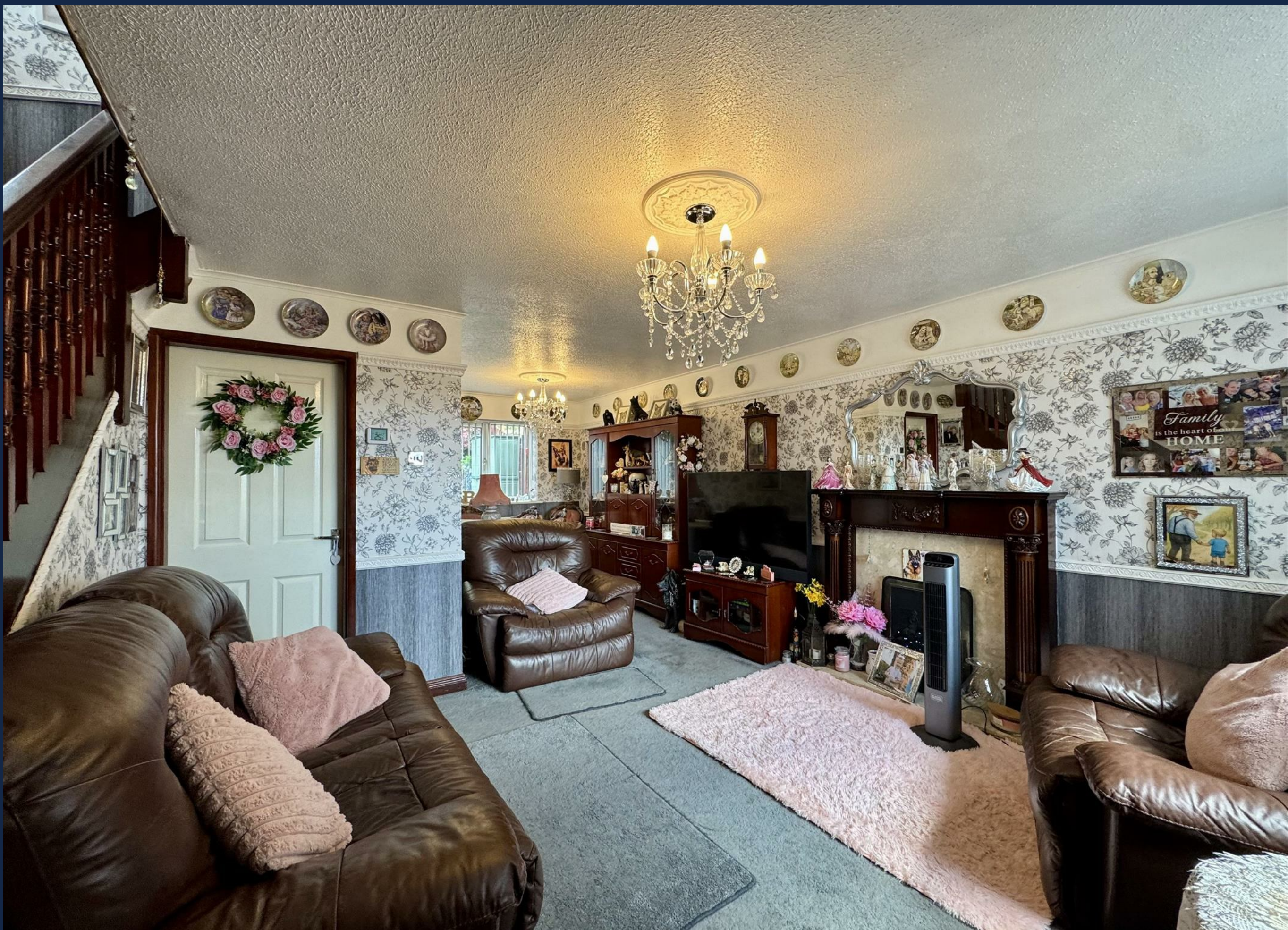


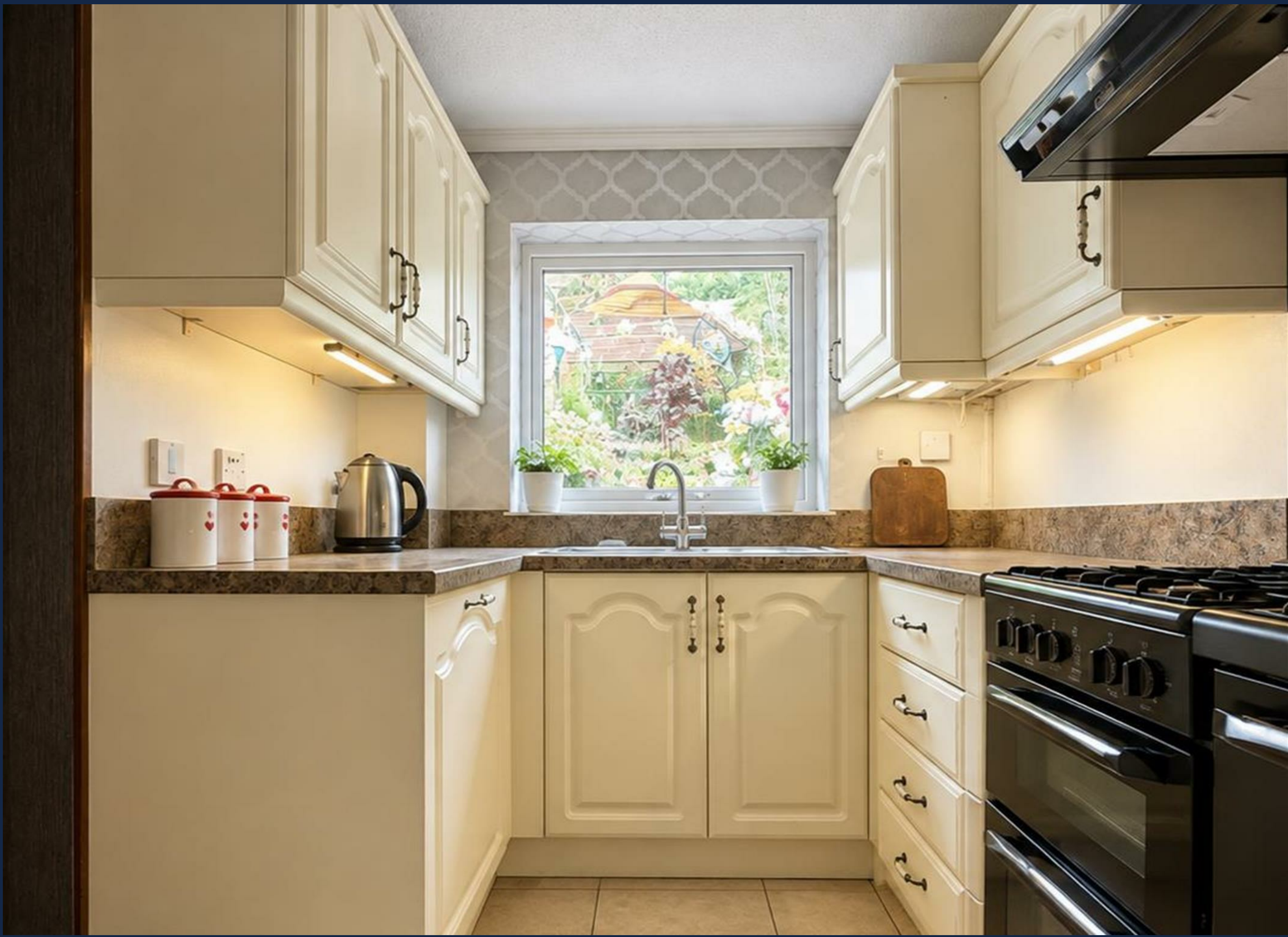
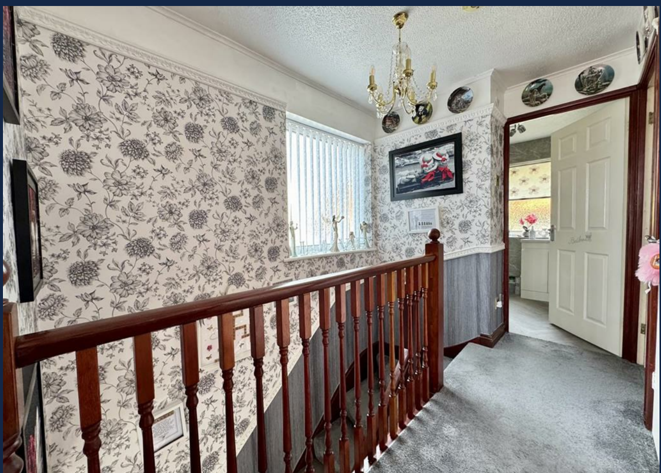
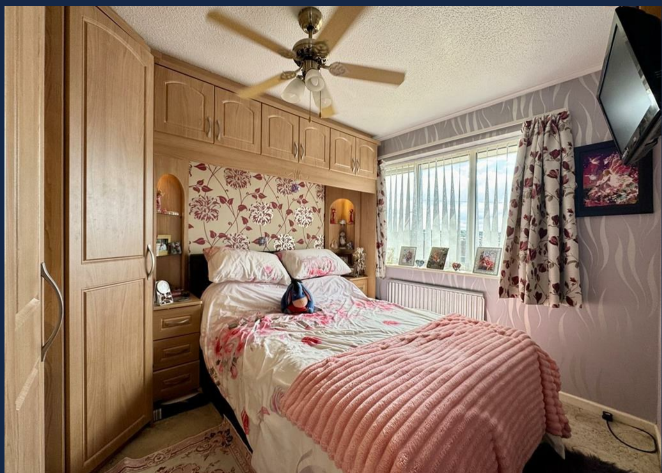
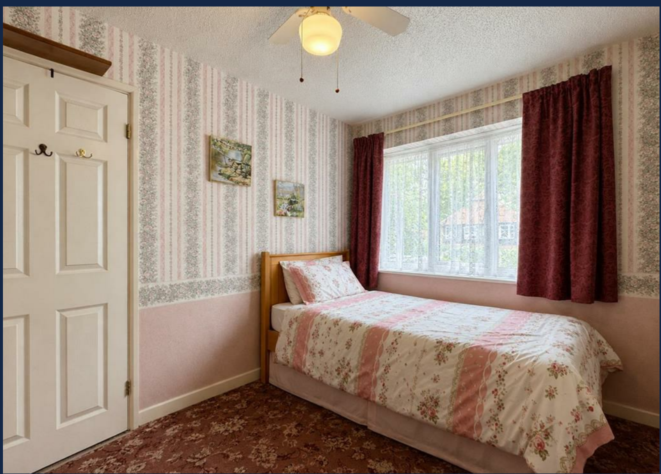
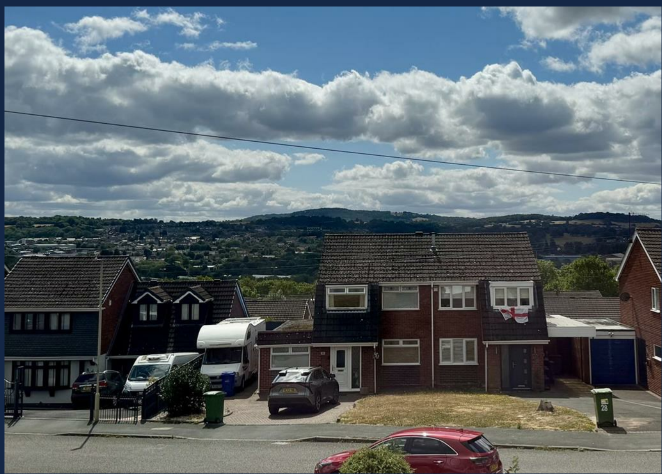
Situated on the popular Hordern Crescent in Brierley Hill, this well presented home offers an excellent opportunity for first time buyers, young families, or investors alike. Ideally located close to a range of local amenities, including the popular Merry Hill Shopping Centre, well regarded schools, and Stevens Park, the property enjoys the perfect balance of convenience and a peaceful residential setting.

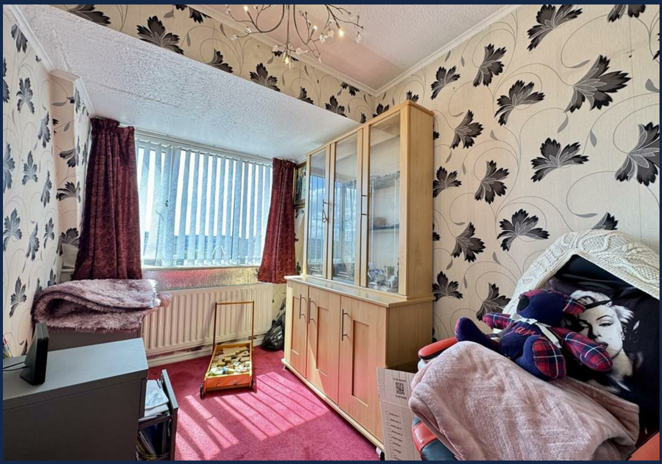
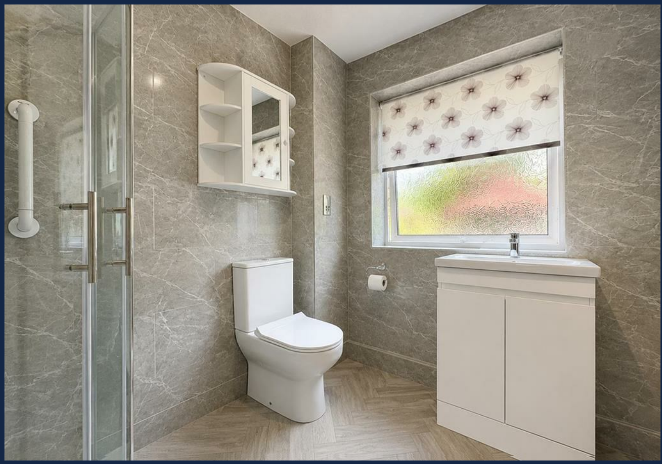
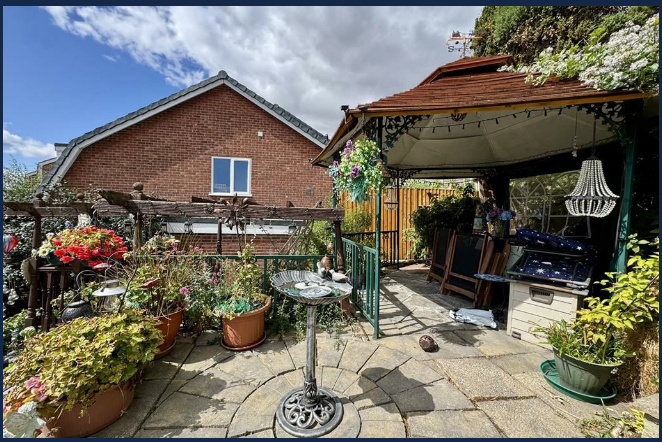
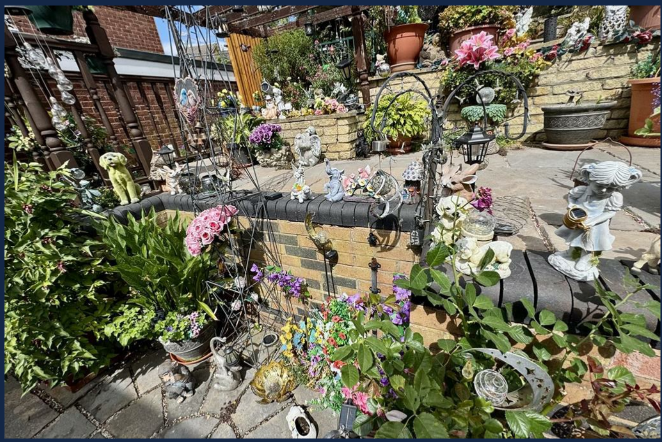
To the front, the property benefits from a block paved driveway, complemented by raised stone chipping borders and a variety of established shrubs, creating an attractive first impression. Internally, an entrance porch with fitted storage leads into the spacious through lounge, with stairs rising to the first floor. The fitted kitchen provides internal access to the garage, with the rear section thoughtfully converted into a practical utility area, adding valuable additional space. Upstairs, the property offers three well-proportioned bedrooms and a family bathroom. Outside, the tiered rear garden provides a versatile outdoor space with plenty of potential for relaxing or entertaining.

Whether you're taking your first step onto the property ladder, searching for a family home, or looking for an investment opportunity, this charming home on Hordern Crescent is well worth viewing. JH 06/08/2026 EPC=C




Family

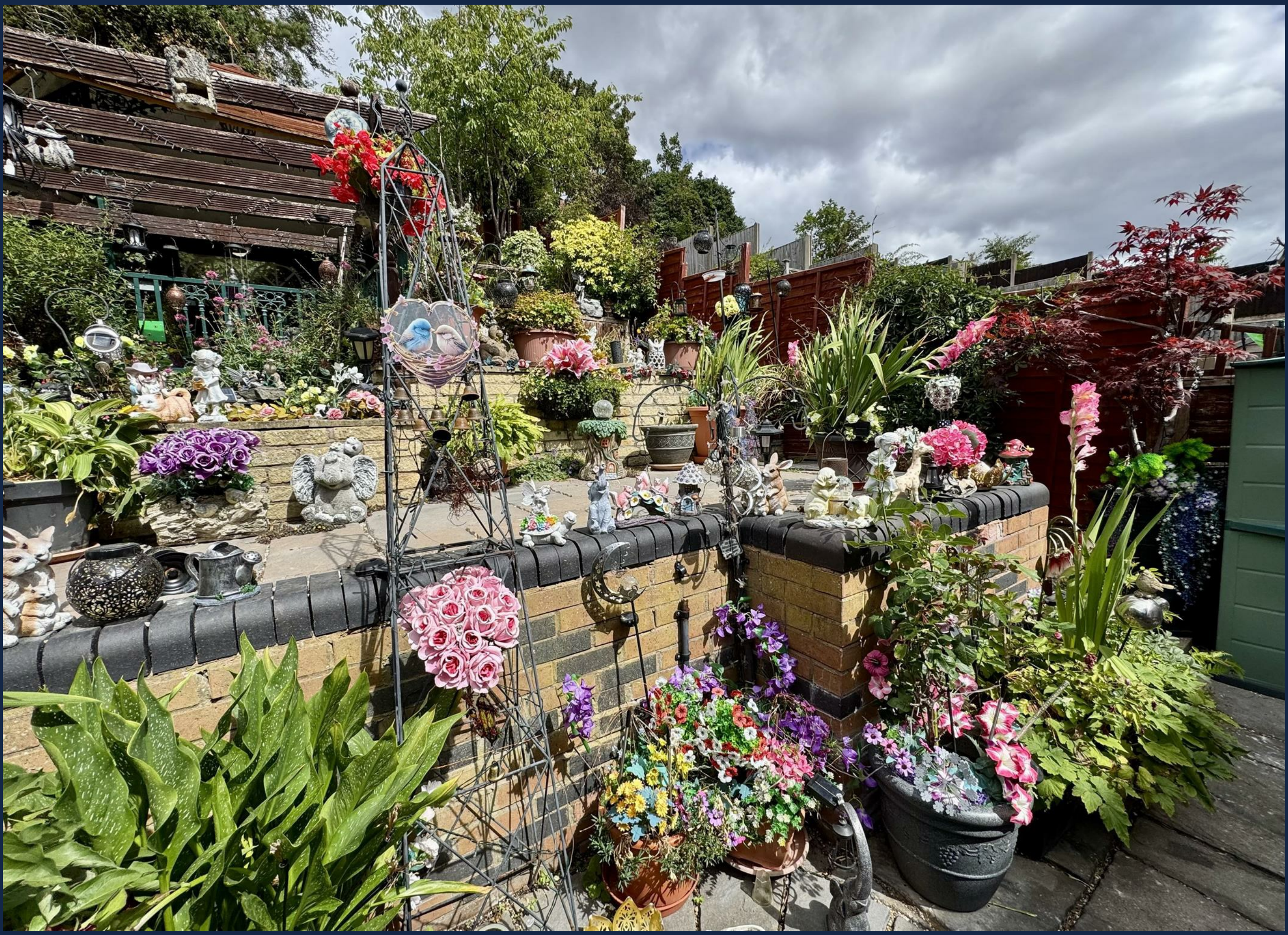
Approach
Via a block paved driveway with raised block paved borders, stone chipping beds with a variety of shrubs, double glazed obscured stained glass front door leading to the entrance hall.

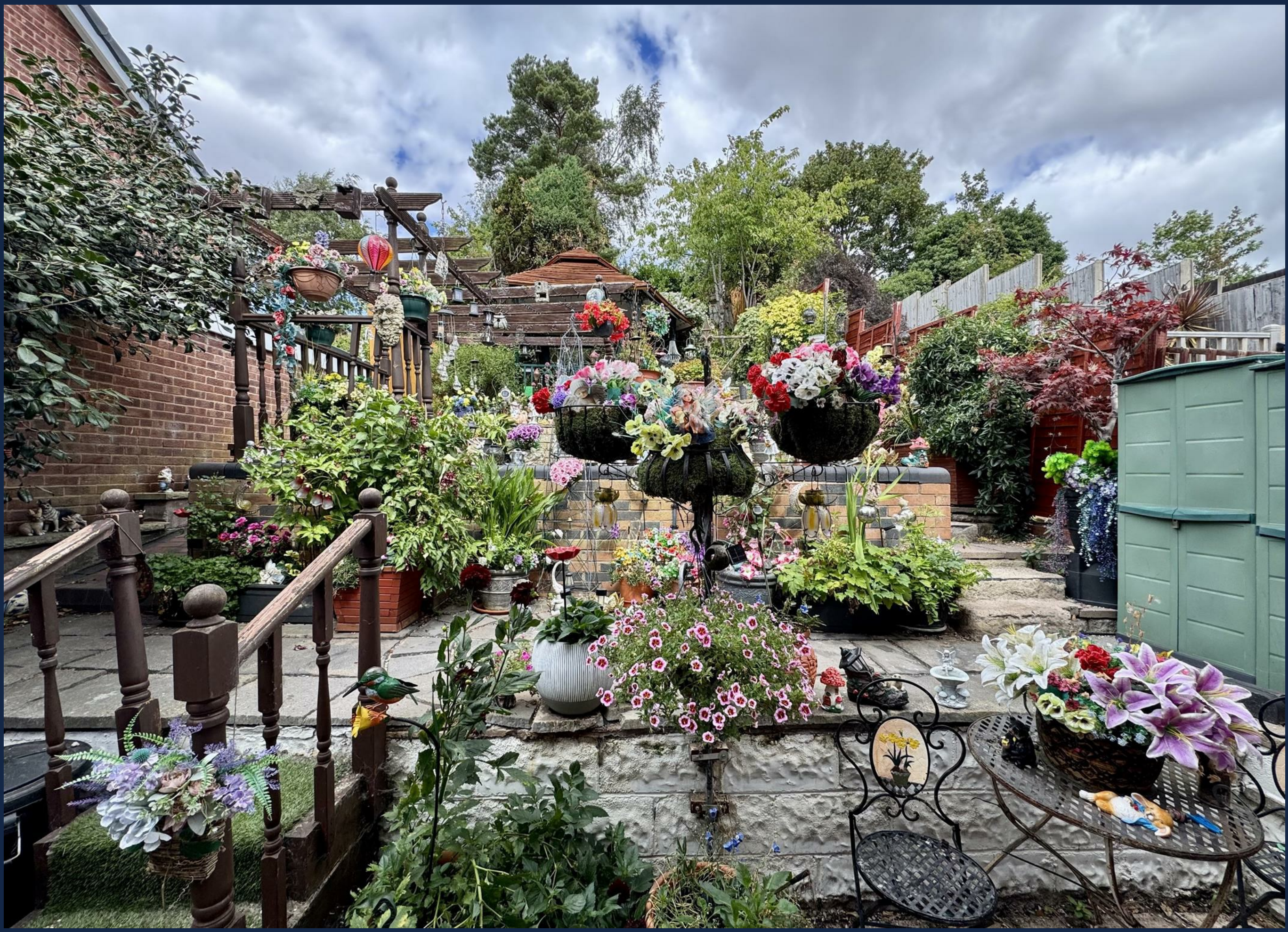
Entrance hall
Central heating radiator, fitted storage cupboards, door to through reception room.

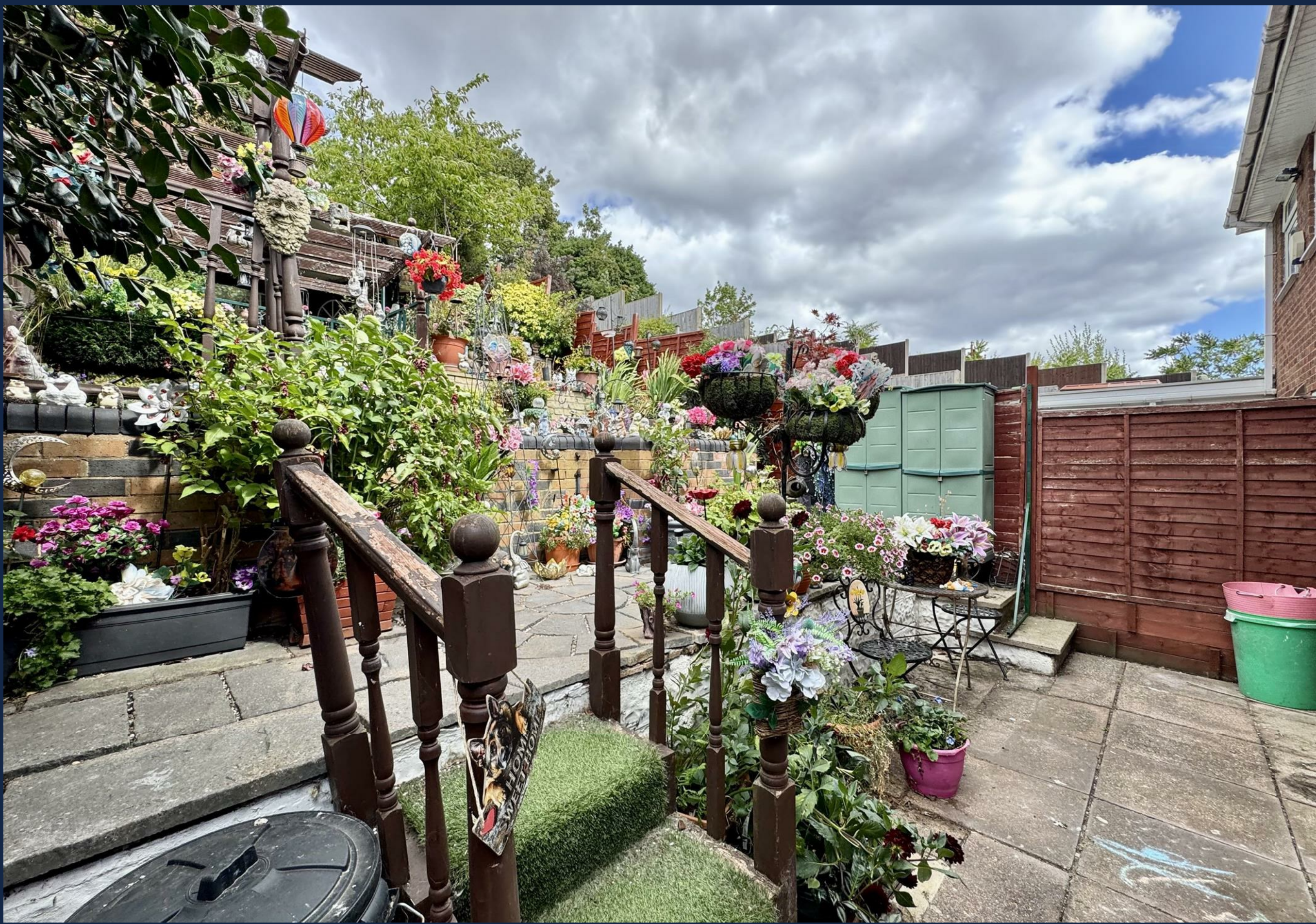
Through reception room 22'3" x 7'6" min 15'1" max (6.8 x 2.3 min 4.6 max)
Double glazed window to front, double glazed window to rear, three central heating radiators, picture rail, stairs to first floor accommodation, ceiling rose, door into the kitchen.

Kitchen 9'2" x 7'2" (2.8 x 2.2)
Double glazed window to rear, wall and base units with square top surface over, central heating boiler, sink with mixer tap and drainer, integrated dishwasher, five ring Range Master oven, extractor, door into the utility space in garage.

Garage 7'2" x 28'6" (2.2 x 8.7)
Up and over door to front, double glazed obscured window to rear, space for washing machine, space for tumble dryer, fuse box and electric meter.







First floor landing
Loft access, double glazed obscured window to side, dado rail, picture rail, doors to three bedrooms and bathroom.

Bedroom one 8'6" x 10'5" (2.6 x 3.2)
Double glazed window to rear, central heating radiator, built in wardrobes.

Bedroom two 9'2" x 8'6" (2.8 x 2.6)
Double glazed window to front, central heating radiator, fitted wardrobes.

Bedroom three 6'6" x 9'2" (2.0 x 2.8)
Double glazed window to front, central heating radiator.

Bathroom
Double glazed obscured window to rear, vertical central heating towel rail, corner electric shower, low level flush w.c., vanity style wash hand basin with mixer tap.

Garden
The garden is tiered with a patio area, block paving and stone chippings with a variety of shrubs and a pergola.

Tenure
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Banding
Tax Band is B

Money Laundering Regulations
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This

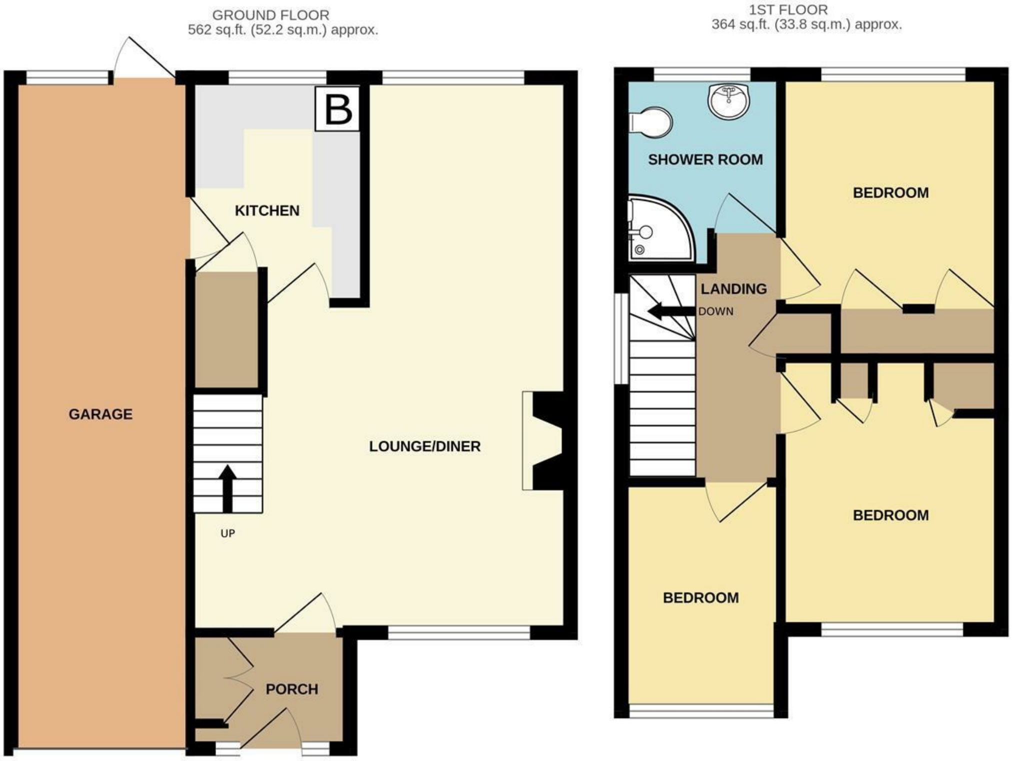
may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress you offer until these checks have been carried out.

Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.



TOTAL FLOOR AREA : 926 sq.ft. (86.1 sq.m.) approx.

Whilst 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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