

PTN Estates

Residential Sales & Lettings



39 Baxter Road, , Brierley Hill, DY5 3QQ

£250,000

Located on Baxter Road in the charming area of Brierley Hill, this delightful detached house presents an excellent opportunity for families seeking a comfortable and spacious home. Built in 1982, the property boasts a generous 936 square feet of living space, thoughtfully designed to cater to modern family life.

Upon entering, you are welcomed into the large hallway with access to the wc and the bright and airy living room. The home features an additional reception room, providing ample space for family gatherings or a play area for children. The fitted kitchen is both practical and stylish, making meal preparation a pleasure. For added convenience, a downstairs WC is also available.

The property comprises three well-proportioned bedrooms, each equipped with fitted wardrobes, ensuring plenty of storage for personal belongings. The newly installed wet room adds a touch of luxury and modernity, enhancing the overall appeal of the home.

Outside, the large driveway offers ample parking space, making it easy for family and friends to visit. The tandem garage, complete with a utility area, provides further storage options and versatility for various uses.

This fantastic family home is ideally situated in a friendly neighbourhood, close to local amenities and schools, making it a perfect choice for those looking to settle in Brierley Hill. With its combination of space, comfort, and modern features, this property is sure to attract interest from discerning buyers. Don't miss the chance to make this lovely house your new home.

Approach
Located on a cul de sac this fantastic family home is set back from the road via the block paved driveway and large front lawn

Hallway 2 x 4.8 (widest point)
Complete with gas central heated radiator, ceiling light point and stairs rising into first floor landing

Lounge 3.1 x 5.2
Complete with UPVC double glazed bay window to front elevation, feature fire place with insert gas fire surround and hearth, two ceiling light points and double gas central heated radiator

Dining Room 2.7 x 3
Complete with UPVC patio door to rear garden, ceiling light point and gas central heated radiator

Kitchen 2.4 x 2.9
Complete with wall and floor units, splashback tiling, ceramic hob, built-in oven, integrated fridge, strip lighting and double gas central heated radiator with handy storage cupboard underneath stairs and access to garage

Tandem Garage 2.4 x 8.7
Complete with plumbing for automatic washing machine, strip lighting, electricity points and upvc door to the rear garden

W.C 0.9 x 1.6
Complete with wall mounted handbasin and low flush WC, UPVC double glazed obscure window to front elevation, ceiling light point and gas central heated radiator

Landing
Benefiting from loft access hatch, ceiling light point and obscure UPVC double glazed window to side elevation and large storage cupboard

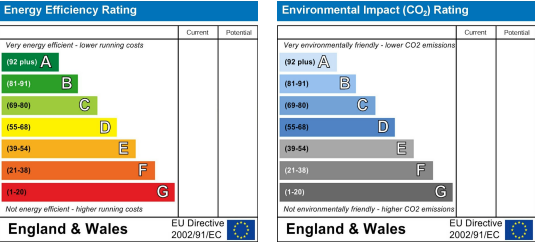
Wet Room 1.9 x 2
Brand New never used fully fitted wet room, benefits include electric shower, non slip flooring, ceiling light point, extractor fan, wall mounted handbasin, low flush WC and obscure UPVC double glazed window to rear elevation

Bedroom 1 2.7 x 4.5 (widest Point)
Complete with fitted wardrobes, ceiling light point, UPVC lead double glazed window to front elevation and gas central heated radiator

Bedroom 2 3 x 3
Complete with fitted storage cupboard, double gas central heated radiator, UPVC double glazed window to rear elevation and ceiling light point. Benefitting from fitted wardrobe and vanity unit

Bedroom 3 2.4 x 3
complete with storage cupboard and fitted wardrobes, gas central heated radiator, ceiling light point and UPVC double glaze leaded window to front elevation

Rear Garden
complete lawn and patio areas and fully fenced borders



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.