

PTN Estates

Residential Sales & Lettings



33 Brythill Drive, Brierley Hill, DY5 3LU

£240,000

Nestled in the tranquil cul-de-sac of this popular Lock Side Development, built by Taylor Wimpey. This modern terraced house with no upward chain offers a delightful blend of comfort and style. Built in 2016, this three-storey property spans an impressive 1,130 square feet, providing ample space for families or those seeking a stylish home.

Upon entering, you are welcomed into a splendid lounge that boasts French doors leading directly to the garden, creating a seamless connection between indoor and outdoor living. The fitted dining kitchen is a highlight, equipped with integral appliances that make cooking and entertaining a pleasure.

The property features three bedrooms, with the master suite being particularly noteworthy. It includes a luxurious ensuite bathroom complete with both a free standing, couples bath and a double shower cubical, offering a private retreat for relaxation. The additional two bedrooms are versatile and can be adapted to suit your needs, whether as guest rooms, a home office, or children's bedrooms.

With two bathrooms in total, morning routines are made easy, ensuring convenience for all residents. Parking is available for one vehicle, adding to the practicality of this lovely home.

Situated within a very short walk of the picturesque Dudley Canal, this property not only offers a peaceful living environment but also the opportunity for leisurely walks and outdoor activities. This charming terraced house is perfect for those looking to enjoy modern living in a serene setting.

Approach

Located within a quiet cul de sac, set back from the road by a parallel parking space and electric charging point. Entered via a composite and glazed front door into the welcoming hall way

Hallway

With two ceiling light points, gas central heating and easy access to the fuse box. Stairs lead to the first floors whilst doors lead to the dining kitchen, spacious lounge and cloakroom with W.C

Kitchen 4.78m x 2.06mb

This well equipped kitchen with distinctive dining area is located to the front elevation and comprises of wall mounted Ideal boiler, both base and wall cream units complimented with tasteful tiled flooring and splash back, along with a rolled edge work top and stainless steel effect single sink unit with mixer tap. Further enhanced with built in fridge freezer, dishwasher, AEG gas hob, electric oven and extractor hood. Benefits include UPVC double glazing, gas central heating and two ceiling light points.

Lounge 3.99m x 3.89m

This splendid lounge located to the rear elevation, benefits from wood effect flooring, UPVC double glazed French doors to rear garden, gas central heating and ceiling light point

Cloakroom/W.C

Comprising of a pedestal sink unit and close coupled W.C. Benefits include tasteful tiled splash back, ceiling light point and gas central heating

First floor landing

With UPVC double glazing to the front elevation, gas central heating and ceiling light point. Stairs lead to the second floor, doors lead to the bathroom, bedrooms two and three

Bedroom Two 3.89m x 3.68m

Located to the rear elevation with gas central heating, ceiling light point and UPVC double glazing

Bedroom Three 3.63m x 1.88m

Located to the front elevation with gas central heating, ceiling light point and UPVC double glazing

Bathroom 1.98m x 1.88m

Comprising of a white pedestal sink unit, close coupled W.C, panelled in bath with thermostatic shower over and complimented with tasteful tiled splash back. Benefits include gas central heating, wood effect flooring, extractor fan and ceiling light point

Second Floor Landing

With ceiling light point and gas central heating, door leads to the master bedroom

Master Bedroom 5.49m x 3.89m max

This wonderful spacious master bedroom with distinctive dressing area enjoys an abundance of natural light from the four Velux windows to the rear elevation. Benefits include gas central heating, ceiling light point, loft access hatch, along with beautifully fitted wardrobes with spot light and a walk in closet. Door leads to the luxurious ensuite bath and shower room

Bath & Shower Ensuite 3.89m x 2.29m max

This spacious ensuite adds a touch of luxury comprising of a free standing couples bath with hand held thermostatic shower, double shower cubical with triton shower, pedestal sink unit and close couple W.C. Benefits include wood effect flooring, gas central heating and ceiling light point.

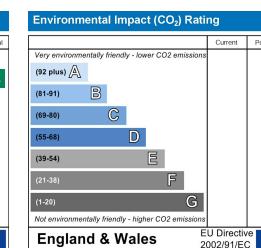
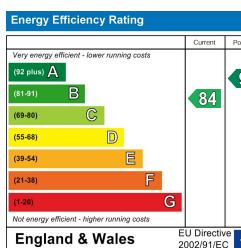
Rear garden

This very manageable rear garden has been designed to enjoy. Boasting a decked patio area, paved pathway, complimented with an array of natural golden stones. There is an outside tap for convenience and a side gate

Important information

All UK agents are required by law to conduct anti-money laundering checks on all those buying a property. We use Landmark to conduct your checks once your offer has been accepted on a property you wish to buy. The cost of these checks is £25+VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.

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