

# PTN Estates

Residential Sales & Lettings



15 Warner Drive, , Brierley Hill, DY5 2BW

£240,000

Nestled in the sought-after Withymoor estate on Warner Drive, Brierley Hill, this fantastic semi-detached home offers a perfect blend of comfort and convenience. With two spacious reception rooms, including a separate dining area, this property is ideal for both entertaining guests and enjoying family time.

The kitchen is well-appointed, providing a functional space for culinary pursuits. The partly converted garage adds versatility, allowing for additional storage or potential use as a hobby room. The home boasts three generously sized double bedrooms, ensuring ample space for relaxation and rest. The family bathroom is conveniently located to serve all bedrooms.

Outside, the private rear garden presents a lovely outdoor retreat, perfect for summer gatherings or quiet evenings. The property also features a private driveway with parking for two vehicles, enhancing the ease of daily living.

With gas central heating and UPVC double glazing, this home is designed for comfort and energy efficiency. This semi-detached house is not just a property; it is a wonderful opportunity to create lasting memories in a vibrant community. Don't miss your chance to make this charming residence your own.

**Approach**

Located in a quiet cul de sac location the property is set back from the road via a large sweeping tarmac driveway

**Porch 1 x 1.6**

Complete with ceiling light point, UPVC double glazed windows to side elevation and UPVC front door

**Lounge 3.3 x 5.7 (Widest Point)**

Complete with ceiling light point and wall lights, double gas central heated radiator, focal fireplace with surround and UPVC double glazed window to front elevation

**Dining Room 2.8 x 3.6**

Complete with UPVC patio doors to rear garden, two ceiling light points and double gas central heated radiator

**Hallway 1.5 x 2.5**

Complete with ceiling light point, stairs rising to first floor landing and under stairs storage cupboard

**Kitchen 4 x 2.9**

Complete with wall and floor units, double sink and draining board, plumbing for automatic washing machine, extractor, two ceiling light points, gas central heating radiator, UPVC double glazed window to rear elevation and UPVC rear door

**Garage/ office/ playroom 2.4 x 4.8**

Partly converted garage complete with ceiling light point, fitted storage and UPVC double glazed window to front elevation

**Landing 1.7 x 2.4**

Complete with ceiling light point and loft access hatch

**Bedroom 1 4.2 x 3.3**

Complete with UPVC double glazed window to front elevation, ceiling light point, gas central heated radiator and fitted wardrobes

**Bedroom 2 3.2 x 3.3**

Complete with fitted wardrobes, gas central heated radiator, ceiling light point and UPVC double glazed window to rear elevation

**Bedroom 3 3.2 x 2.4**

Complete with ceiling light point, gas central heated radiator and UPVC double glazed window to front elevation

**Bathroom 2.3 x 2.5**

Complete with ceiling light point, obscure UPVC double glazed windows to rear elevation, countertop sink setting vanity unit, low flush WC, panelled in bath with electric shower over bath, storage cupboard and gas heated radiator

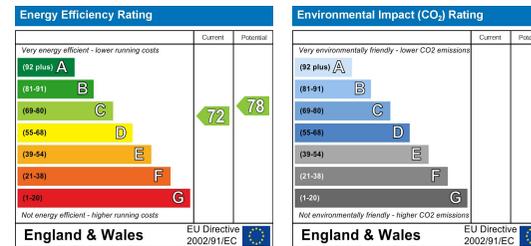
**Rear Garden**

Large rear garden which sweeps around the side of the property, benefits include fully fence boards, patio and lawn with mature boarders

**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 £35+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.

AI Disclaimer: Some images used in this listing may have been digitally enhanced or generated using AI-based tools for illustrative purposes. While every effort has been made to ensure accuracy, these images may not precisely reflect the current condition or appearance of the property. We recommend arranging a viewing to appreciate the property fully.



**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.