

PTN Estates

Residential Sales & Lettings



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1 Whitworth Close, , Brierley Hill, DY5 3LW

£350,000

This immaculately presented detached house built by Taylor Wimpey offers a perfect blend of modern living and spacious comfort. Built in 2016, this delightful property spans an impressive 1,152 square feet and boasts four well-appointed bedrooms, including a master suite complete with an ensuite bathroom for added convenience and privacy.

As you enter the home, you are greeted by a welcoming reception room that flows seamlessly into a generously sized kitchen. The kitchen is particularly noteworthy, featuring a distinctive dining area that is perfect for family gatherings or entertaining guests. The ground floor also includes a cloakroom with a W.C., enhancing the practicality of the layout.

The property is designed to accommodate a busy family lifestyle, with ample parking available for up to five vehicles, ensuring that you and your guests will never be short of space. Additionally, the detached garage provides further storage options or could serve as a workshop for those with hobbies.

Situated close to the picturesque canal, this home offers not only a tranquil setting but also the opportunity for leisurely walks and outdoor activities. The combination of modern amenities and a desirable location makes this property an ideal choice for families or anyone seeking a spacious and stylish home in Brierley Hill.

Approach

This super sized property is located on the Taylor Wimpey Lock Side development, built along side the Dudley canal. Situated back from the road with a larger than average driveway and garage

Hallway 1.92 x 5.80

Entered through a composite and glazed door, into the commanding hall way with wood effect flooring, gas central heating and two ceiling light points. Stairs lead up to the first floor and doors lead to the very handy walk in cupboard with shelving, lounge, kitchen and cloakroom/W.C

Lounge 3.61 x 4.47

This fabulous lounge is located to the front elevation with UPVC double glazing, gas central heating, ceiling light point and wood effect flooring

Ground Floor Cloakroom/W.C 1.80 x 1.22

Comprising of a white pedestal wash hand basin and close couples W.C complimented with tasteful tiled splash back and wood effect flooring. Benefits include ceiling spot lights and gas central heating

Kitchen with Distinctive Dining Area 5.68 x 3.36

Stretching the width of the house this magnificent size kitchen with distinctive large dining area, comprises of both base and wall cream units one housing the Ideal boiler, complimented with dark wood effect work top, stainless steel effect sink unit with mixer tap and wood effect flooring. Further enhanced with integral dishwasher, AEG electric oven, gas hob and chimney extractor hood. Benefits include ceiling light and spot lights, gas central heating, UPVC double glazing and French doors over looking the delightful rear garden. Door leads to the utility.

Utility 1.77 x 1.27

This bonus utility offers convenient shelving and plumbing for washing machine. Benefits include ceiling light point and gas central heating.

Landing 2.29m x 4.39m

With access hatch to loft space, gas central heating and ceiling light point

Master Bedroom 3.27 x 3.61

Located to the front elevation and benefiting from UPVC double glazing, gas central heating, ceiling light point and wood effect flooring. Door leads to the ensuite shower room

Ensuite Shower Room 1.2 x 2.0

comprising of a couples shower cubical with Mira shower, pedestal wash hand basin and close coupled W.C. Complimented with tasteful tiled splash back, gas central heating and ceiling spot lights

Family Bathroom 1,9 x 2.0

Comprising of a white three piece suite, that consists of a pedestal wash hand basin, close coupled W.C and panelled in bath with thermostatic shower over. Benefits include tasteful tiled splash back, gas central heating and ceiling light point

Bedroom Two 2.82 x 3.51

Located to the rear elevation with UPVC double glazing, gas central heating and ceiling light point . Complimented with wood effect flooring and a view of beautiful mature trees

Bedroom Three 2.80 x 3.38 max

Located to the rear elevation again enjoying views of the beautiful mature trees and benefiting from wood effect flooring, UPVC double glazing, ceiling light point and gas central heating

Bedroom Four 2.38 x 2.21

Located to the front elevation, benefiting from wood effect flooring, UPVC double glazing, ceiling light point and gas central heating

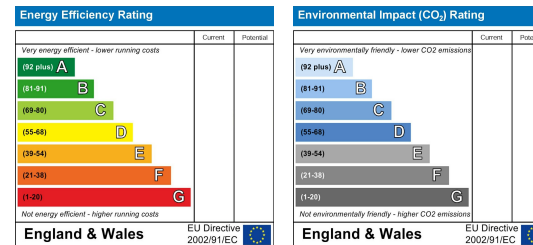
Rear Garden

This larger than average delightful rear garden boasts beautiful mature trees behind the rear fencing making it entirely private. With shaped lawn and paved patio. There is a side gate that leads to the front driveway

Garage

With an up and over door giving access to both vehicle and pedestrians. This spacious garage offers ceiling light and power points along with shelving

Important Information



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 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.