

# PTN Estates

Residential Sales & Lettings



36 Hickman Road, , Brierley Hill, DY5 3YS

£285,000

Located on Hickman Road, this beautifully renovated three-bedroom detached house offers a perfect blend of modern living and comfort. Spanning an impressive 872 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining.

Upon entering, you will be greeted by a spacious hallway with access to the two reception rooms, kitchen, utility and wc. The heart of this home is the fantastic lounge featuring a media wall complete with an insert fire and ceiling speakers, creating an inviting atmosphere for family gatherings or quiet evenings in. The well-appointed kitchen and large utility create fantastic spaces for basic cleaning and cooking

The property comprises three generously sized double bedrooms, ensuring ample space for family or guests. The master bedroom benefits from an ensuite bathroom, providing a private retreat, while the refitted family bathroom serves the other two bedrooms with style and convenience.

Outside, the landscaped rear garden offers a tranquil escape, perfect for enjoying sunny afternoons or hosting barbecues. The large driveway accommodates parking for two + vehicles, adding to the practicality of this wonderful home.

Additional features include gas central heating and UPVC double glazing, ensuring comfort and energy efficiency throughout the year. Built in 1999, this property combines contemporary design with the charm of a family home.

This delightful house on Hickman Road is not just a property; it is a place where memories can be made. Whether you are looking to settle down or invest, this home is sure to impress.

**Approach**

This property is set back from the road by a large block paved drive way ample for 2 or three cars

**Hallway 0.9 x 4.2m**

Entered via the UPVC front door, complete with ceiling light point and gas central heating radiator

**Lounge 3.1m x 4.9m**

This splendid lounge with attractive media wall complete with insert fire and ceiling speakers is complete with a bay style French doors to rear garden, insert spotlights and gas central heated radiator

**Utility 2.2m (widest point) x 4.9m**

a fantastically designed utility room complete with insert set Spotlights, UPVC double glazed window to rear elevation, gas central heated radiator, UPVC rear door, plumbing for automatic washing machine, wall and floor units, roll edge worktop and sink

**Kitchen 2.5 x 4.6**

Kitchen complete with insert spotlights and UPVC double glazed window to front elevation, vertical gas central heated radiator, wall and floor units with roll edge worktops, integrated double oven, gas hob with five rings, chimney style extractor, double sink with draining board, integrated fridge freezer and dishwasher

**Dining Room 2.7m x 2.8m**

With UPVC double glazed bay window to the front elevation, gas central heating radiator and ceiling light point

**W.C 0.8m x 1.7m**

Complete with gas central heated radiator, ceiling light point, countertop sink set in vanity unit and low flush WC

**Stairs and Landing**

Complete with ceiling light point, upvc obscured window to side elevation and access hatch to loft

**Bedroom 1 3.3m x 2.5m**

UPVC double glazed leaded window to the rear elevation, gas central heating radiator, ceiling light point and fitted wardrobes, door leading to:

**Ensuite 2.5m x 1m**

Triton electric shower and enclosure, low flush wc and basin, UPVC double glazed obscured leaded window to the side elevation, gas central heating radiator and ceiling light point

**Bedroom Two 2.5m x 3.0m**

With UPVC double glazed windows to the front elevation, gas central heating radiator, ceiling light point and fitted wardrobes.

**Bedroom Three 2m (widest point) x 3.4m**

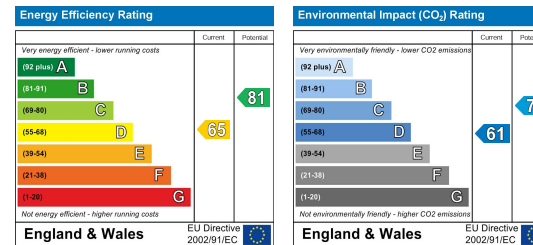
With UPVC double glazed window to the rear elevation, gas central heating radiator, ceiling light point and fitted wardrobes

**Bathroom 2.5m x 2m**

Recently renovated this beautiful family bathroom is complete with P shaped bath, enclosed flush WC and countertop sink set in Vanity unit, benefits include ceiling light point, UPVC obscure double glazed window to front elevation, ladder style gas central heated radiator and storage cupboard housing combination boiler

**Rear Garden**

Recently renovated and complete with patio and lawn area, fully fenced borders well matured shrubs and gate for side access



**Accuracy of Brochures**

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**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**

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