

PTN Estates

Residential Sales & Lettings



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21A New Street, Quarry Bank, Brierley Hill, DY5 2BA

£250,000

This beautifully improved three storey semi-detached house on New Street offers a perfect blend of modern living and comfort. Built in 2005, this property spans an impressive 861 square feet and features three well-proportioned bedrooms, including a master suite complete with an ensuite shower room for added convenience.

The heart of the home is the open-plan kitchen and lounge, which creates a welcoming space for both relaxation and entertaining. The kitchen is designed with contemporary fittings, making it a delightful area for culinary pursuits. The luxury refitted bathroom is a standout feature, boasting a thermostatic shower with a stylish smoke effect glazed shower screen, ensuring a touch of elegance in your daily routine.

Outside, the property is equally appealing, with a newly laid patio that leads to a shaped lawn, providing a private outdoor retreat that is not overlooked. This outdoor space is perfect for enjoying sunny days or hosting gatherings with family and friends. Additionally, the property offers parking for two vehicles, adding to the convenience of this lovely home.

With its modern amenities and thoughtful improvements, this three-storey semi-detached house is an ideal choice for families or professionals seeking a comfortable and stylish living environment. Don't miss the opportunity to make this delightful property your new home.

Approach

Set back from the road behind a block paved driveway with gated access to the rear garden. Entry through the composite door into the most impressive open plan kitchen area

Cloakroom & W.C

Comprising of a close coupled W.C and a stylish vanity unit inset with a wash hand basin and mixer tap. Complimented with tasteful tiled splash back, ceiling light point and gas central heating.

Kitchen Area

This modern and most impressive kitchen with Kardean wood flooring comprises of both wall and base white gloss handleless units, complemented with stunning co ordinating work top, Samsung built in electric oven, ceramic hob and angled black glass effect cooker hood with two spot lights. Further enhanced with a single and a half stainless steel sink unit. There is plumbing for both an automatic washing machine and dish washer. Benefits include UPVC double glazing to the front elevation, ceiling light point and spot lights. Door leads to the cloakroom and stairs to first floor

Lounge Area

This fabulous space with ceiling light point and two ornate cast iron effect column radiators, Kardean wood flooring and ceiling light point, leads to the UPVC French doors with UPVC double glazed side panels into the magnificent UPVC double glazed conservatory.

Double Glazed UPVC Conservatory

With Kardean wood flooring, wall mounted light point and UPVC double glazed French doors to the most delightful rear garden

First Floor Landing

With ceiling light point and doors leading to the luxury bathroom and two bedrooms

Refitted Bathroom

This luxury refitted bathroom, comprises of a panelled bath with mixer tap, thermostatic shower over with a smoke effect glazed screen. close coupled stylish toilet unit and stylish vanity unit, inset with wash hand basin and mixer tap. Complimented with beautifully co-ordinated tiled splash back, matt black ladder style heated towel rail and Kardean effect flooring. Benefits include handy cupboard with shelving, obscure UPVC double glazing to the rear elevation and ceiling spot lights

Bedroom Two

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

Bedroom Three

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

Top Floor Landing

With ceiling light point, handy built in wardrobe/storage and door to the master bedroom

Master Bedroom

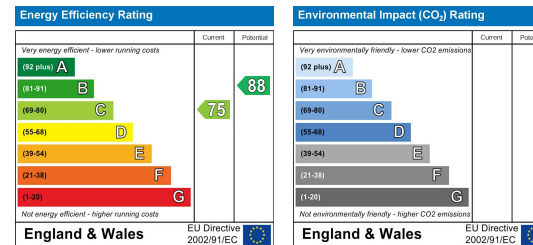
Located to the front elevation with UPVC double glazing, ceiling spot lights and gas central heating. There is a handy storage cupboards and a door that leads to the ensuite

EnSuite Shower Room

Comprising of a single shower cubical with Triton shower, wall mounted wash hand basin with mixer tap and a close coupled W.C. Complimented with tasteful tiled splash back and wood effect flooring. Benefits include Velux window, ceiling spot lights and gas central heating.

Rear Garden

This most delightful rear garden comprises of a recently laid Kandla effect grey and sandstone patio with shaped lawn and the added bonus of trees to the rear meaning you are totally private and not over looked



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.