



Nottingham Way, Brierley Hill
£230,000

Features:

- A 3 bedroom detached house
- Lounge & dining area
- Kitchen & utility
- Orangery
- 2 double bedrooms
- Modern family bathroom
- Off road parking & garage
- Gas C.H. double glazing, EPC rating D

Description:

A well presented 3 bedroom link detached home well situated for local schools, Merry Hill Shopping Centre, local bus and train station, Saltwells Nature Reserve, and major routes across the area. The property briefly comprises: Entrance Hall, lounge with feature fire place, dining room with French doors out to the Orangery having lantern roof, underfloor heating and triple fold doors leading to the rear garden. The kitchen has matching units and cupboards, inset sink, space for the cooker of your choice and refrigerator. This leads to the utility room with space and plumbing for a washing machine and door to the integral garage and rear garden. Upstairs the property offers a pleasant landing, 2 double bedrooms, one single bedroom, and the modern Family Bathroom with shower over the bath. Outside to the front is grassed and has block paved off-road parking leading to the garage. To the rear is a landscaped patio area having seating areas and large garden outhouse. The property further benefits from gas central heating to radiators and double glazing throughout.



Details:

Hall

Lounge

12' 6" x 11' 6" max (3.81m x 3.50m)

Dining Area

10' 9" x 7' 4" (3.27m x 2.23m)

Orangery

12' 2" x 7' 0" (3.71m x 2.13m)

Kitchen

11' 0" x 7' 10" (3.35m x 2.39m)

Utility Room

8' 1" x 7' 6" (2.46m x 2.28m)

Stairs rise to first floor

Bedroom 1

13' 8" x 8' 10" (4.16m x 2.69m)

Bedroom 2

9' 0" x 8' 10" (2.74m x 2.69m)

Bedroom 3

7' 6" x 6' 5" (2.28m x 1.95m)

Bathroom

6' 5" x 5' 8" (1.95m x 1.73m)

EPC Rating: D

Council Tax Band: C (tbc by solicitors).

Tenure: (tbc by solicitors).

For more information or to arrange a viewing, please call us on
0121 809 9809.



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Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

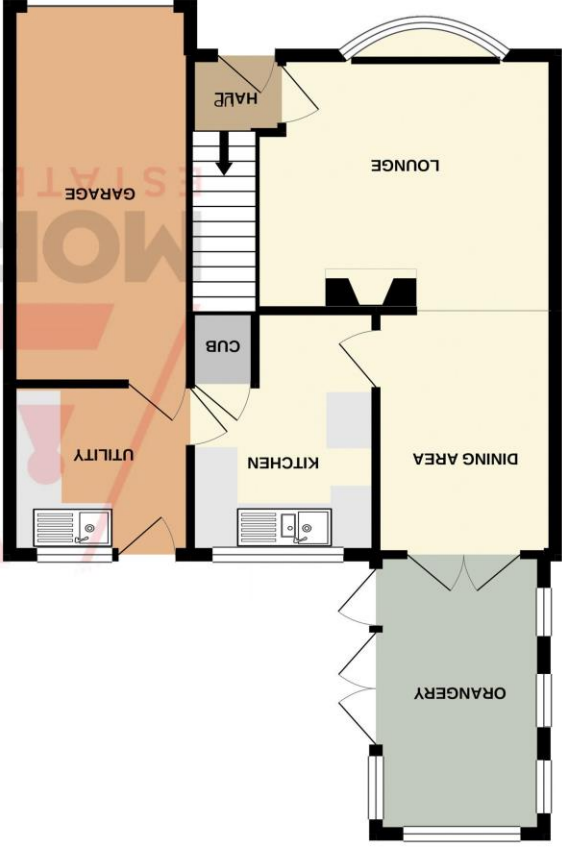
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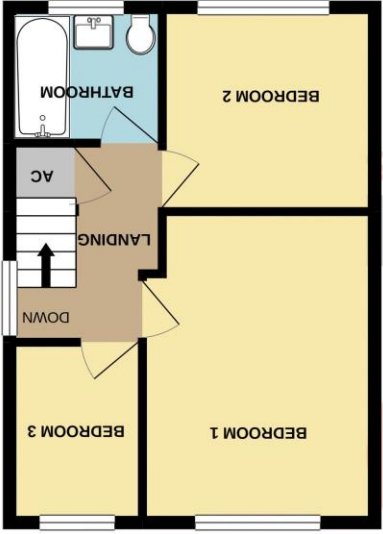
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GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements, dimensions or measurements, this plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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