



Ravensitch Walk, Brierley Hill
Offers in the Region Of £210,000

Features:

- Beautifully presented three bedroom semi detached house
- Driveway and garage
- Modern fitted kitchen/diner
- Modern fitted bathroom
- Double glazing and gas central heating
- Well presented garden
- Planning permission application for garage conversion, downstairs shower room and conservatory
- EPC - TBC

Description:

This stunning three bedroom semi-detached house in a well sought after cul-de-sac location of Withymoor Village. The property in brief: Entrance hall with Spanish tiled flooring leading to the lounge which benefits from a contemporary electric fire with decorative surround, under stairs cupboard and engineered wood flooring. Following on is the beautifully presented kitchen/diner with a range of wall and base units, oak block laminate worktops with tile splash back. There is an integrated fridge, freezer, electric oven, gas hob and stainless steel cooker hood, as well as plumbing for a washing machine, a white sink and drainer, recessed spotlights, Calcutta red stone effect ceramic floor tiles and double glazed French doors leading to the rear garden. Upstairs: There is solid French pine flooring to the landing. Bedroom one has fitted wardrobes and laminate flooring. Double bedroom two has fitted wardrobes and oak effect laminate flooring, while bedroom three is well-sized and also has laminate flooring. The modern family bathroom has a bath with overhead waterfall shower and separate shower attachment, white gloss vanity unit cloakroom suite with dual flush concealed WC cistern and soft close toilet seat, grey ceramic wall and floor tiles and a chrome heated towel rail. Further benefits to this property include double glazing throughout, insulated loft accessed via the bathroom and a Worcester Bosch boiler supplying heating throughout the property via radiators. Outside: There is an enclosed rear garden, steps leading to lawn with shrubs to borders, fitted hose and rear access to garage. To the front is a driveway for up to four cars, and a garage with an up and over door, power, lighting and a door leading to the rear garden. This property is ideally located for families due to its close proximity to local schooling for all ages, as well as a local playing field. There are local shops and amenities nearby, including a supermarket. For commuters, there are road links to Stourbridge, Merry Hill and Birmingham, as well as Cradley Heath train station being close by, providing rail links to Birmingham and Worcester.



Details:

Entrance Hall

Lounge

16' 0" x 12' 11" (4.87m x 3.93m)

Kitchen/Diner

7' 0" x 16' 0" (2.13m x 4.87m)

Bedroom \one

12' 2" x 9' 8" (3.71m x 2.94m)

Bedroom Two

12' 5" x 9' 7" (3.78m x 2.92m)

Bedroom Three

9' 0" x 6' 0" (2.74m x 1.83m)

Bathroom

8' 0" x 6' 0" (2.44m x 1.83m)

Garage

16' 4" x 7' 1" (4.97m x 2.16m)



EPC Rating:

Council Tax Band: B (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.

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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.

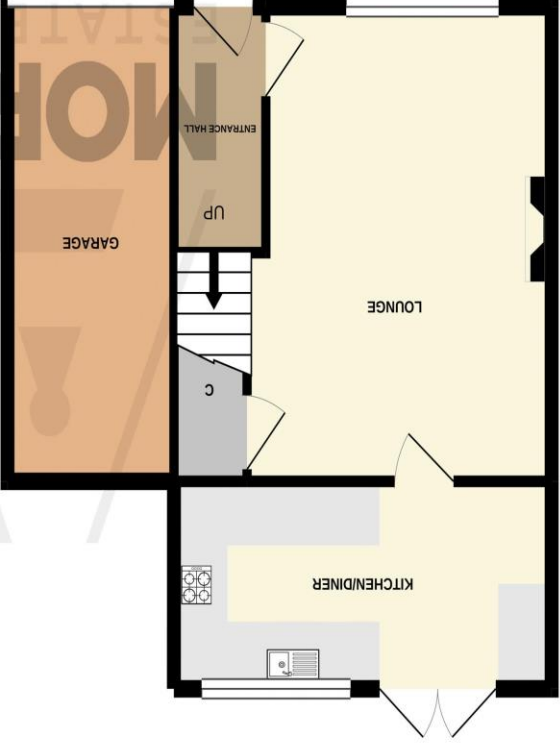
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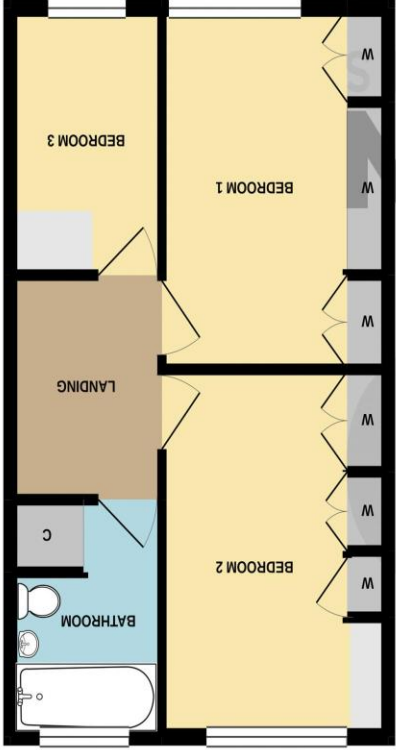
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GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (80.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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