



RE/MAX
Prime Estates



57 The Breeze, Brierley Hill, DY5 3AG
Offers in the region of £190,000

This well presented and thoughtfully enhanced two bedroom mid terrace home situated within a quiet cul de sac location briefly comprises to the ground floor; Entrance hall, modern fitted kitchen, spacious living room with decorative panelling, downstairs WC and storage cupboard. To the first floor; Landing, two good size bedrooms, master bedroom with en suite and the family bathroom.

The property benefits from having a low maintenance private rear garden with artificial lawn and additional space to rear, off road parking for multiple cars and from being conveniently located close to popular amenities within the area, close links to the Merry Hill shopping centre and local schools.

To The Front Of The Property

To the front of the property there is a tarmac driveway, steps with iron railing to side leading to the front door and a door to the entrance hall.

Entrance Hall

With a door leading from the front, opening through to the kitchen, doors leading to various rooms, storage cupboard and a central heating radiator.

Kitchen 9'10" x 6'0" (3.02 x 1.85)



With an opening from the entrance hall, fitted with a range of wall and base units with worktops, upstands and tiled splash back, stainless steel sink and drainer, space for appliances, gas hob with electric oven, extractor fan, cupboard housing boiler and a double glazed window to front.

Lounge 18'7" x 12'7" (5.68 x 3.86)



With a door leading from the entrance hall, decorative panelling, double glazed French doors to patio and garden, stairs leading to the first floor landing and a central heating radiator.

WC



With a door leading from the entrance hall, WC, wash hand basin with tiled splash back, double glazed window to front and a central heating radiator.

Landing

With stairs leading from the lounge, doors leading to various rooms and loft access.

Bedroom One 12'8" x 12'7" (3.87 x 3.86)



With a door leading from the landing, space for wardrobes, double glazed window to rear, storage cupboard, door leading to the ensuite shower room and a central heating radiator.

Ensuite Shower Room



With a door leading from bedroom one, wash hand basin with tiled splash back, WC, shower cubicle, extractor and a central heating radiator.

Bedroom Two 12'8" x 8'7" (3.87 x 2.63)



With a door leading from the landing, double glazed window to front, space for wardrobes and a central heating radiator.

Bathroom



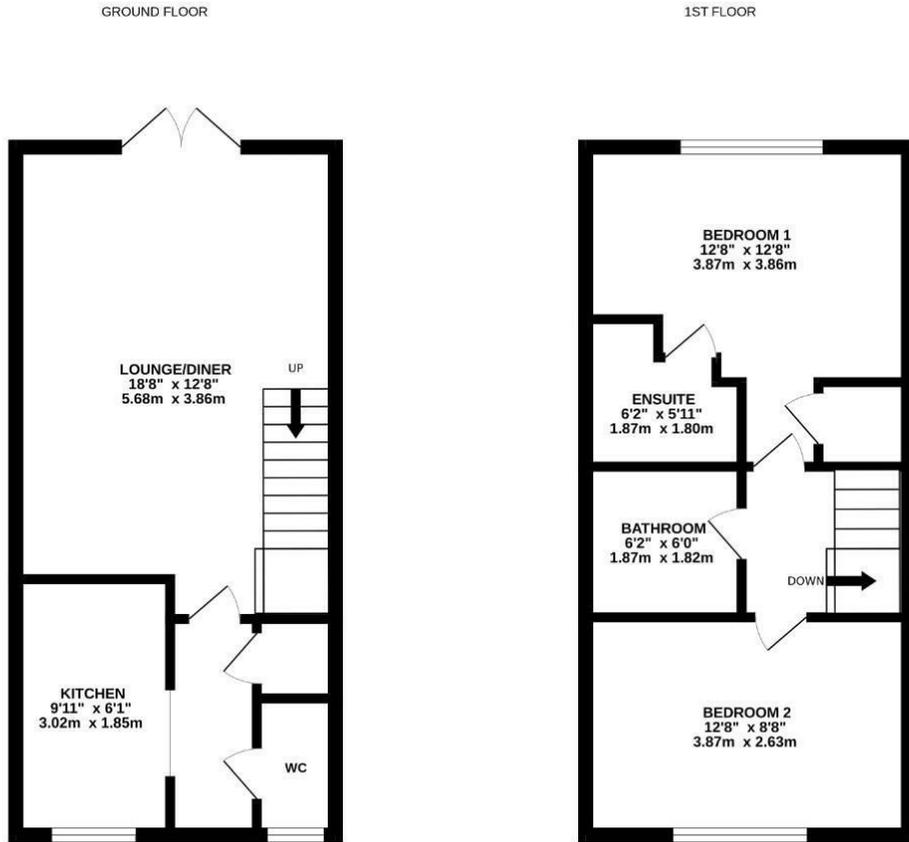
With a door leading from the landing, WC, wash hand basin with tiled splash back, bath unit with tiled surround, extractor fan and a central heating radiator.

Garden



With French doors leading from the lounge, paved patio area surround, artificial lawn with steps to the side, further elevated lawn to rear with additional space and side access to the side with a pathway leading to the front.

Floor Plan

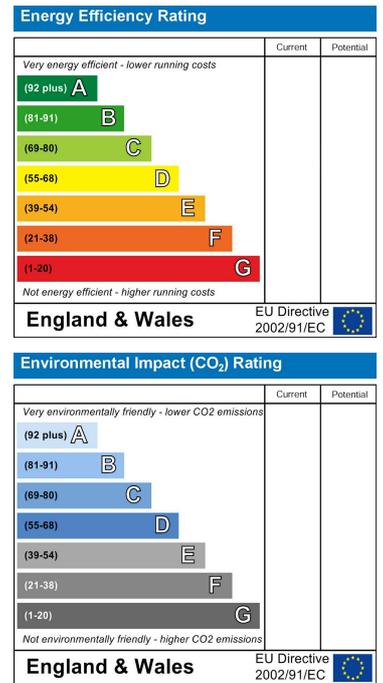


Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



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