

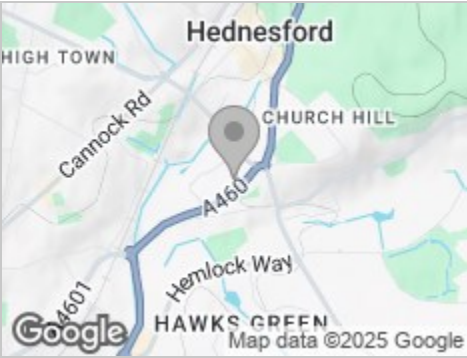
Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact us on 01922 404446 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



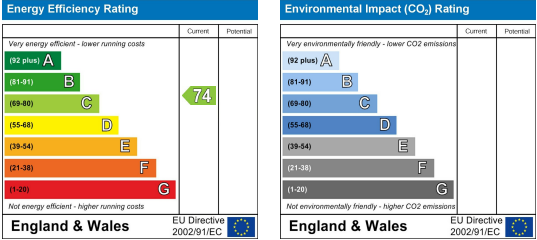
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63 Berry Hill

, Hednesford WS12 1UJ

Offers In The Region Of  
£230,000 Freehold



# 63 Berry Hill

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## DESCRIPTION

Nestled in the tranquil Berry Hill area of Hednesford, this immaculately presented semi-detached house offers a perfect blend of modern living and comfort. Spanning an impressive 689 square feet, the property is fully modernised and boasts a secluded position at the head of a quiet cul-de-sac, ensuring peace and privacy while remaining conveniently close to local amenities.

Upon entering, you are welcomed by an enclosed entrance hall that leads to a spacious front lounge, complete with stairs that provide access to the upper level. The beautifully re-fitted kitchen is a highlight of the home, designed to cater to all your culinary needs with style and functionality.

The property features two generously sized bedrooms, both equipped with built-in wardrobes for ample storage. One of the bedrooms benefits from an en-suite WC, adding a touch of luxury and convenience. The fully tiled shower room/WC is modern and well-appointed, ensuring comfort for all residents.

Outside, the property is complemented by driveway parking, providing easy access and convenience. The landscaped gardens to both the front and rear offer a delightful outdoor space, perfect for relaxation or entertaining guests.

This charming home is ideal for those seeking a modern lifestyle in a peaceful setting, making it a must-see for potential buyers or renters alike. Don't miss the opportunity to make this lovely property your own.

The internal accommodation may be more fully detailed as follows;- (all measurements approximate)

## ON THE GROUND FLOOR

### A PVCu DOUBLE GLAZED ENTRANCE DOOR

Opens into a;-

### WELCOMING RECEPTION HALLWAY

Having a built in meter cupboard and internal door leading into the;-

### FRONT LOUNGE measuring

15'5" x 12'1" (4.7m x 3.7m)

Having an easy rise staircase leading to the first floor with useful understairs storage cupboard, one double and one single panel radiator with thermostatic valve, coved ceiling and PVCu double glazed window to the front aspect. A door leads into the;-

### FULLY RE-FITTED KITCHEN measuring

12'1" x 6'10" (3.7m x 2.1m)

Comprehensively equipped in a range of base and wall units in cloudy blue and dove grey, having Quartz work surfaces incorporating a single drainer sink unit with mixer tap, an AEG steam oven, a Neff electric induction hob, integrated AEG dishwasher and Candy washing machine/tumble dryer, integrated rubbish bin, plinth heating, a built in cupboard housing the Baxi Duotech wall mounted central heating boiler, Herringbone flooring, PVCu double glazed window to the rear aspect and personal door leading to the rear garden.

## ON THE FIRST FLOOR

### A CENTRAL LANDING AREA

With access panel to the loft space, and doors radiating to the following;-

### FRONT BEDROOM ONE measuring

12'1" x 7'10" (3.7m x 2.4m)

Having built in wardrobes to the whole of one wall, coved ceiling, single panel radiator and PVCu double glazed window to the front aspect.

### REAR BEDROOM TWO measuring

12'1" x 7'2" (3.7m x 2.2m)

Having a range of built in wardrobes, single panel radiator, PVCu double glazed window to the rear aspect and concertina door leading to the;-

### EN-SUITE WC

With low level close coupled suite and corner wash hand basin.

### FAMILY SHOWER ROOM/WC

Having a contemporary white suite comprised of shower cubicle with glazed screen, low level WC with concealed cistern, vanity wash hand basin and single panel radiator.

## OUTSIDE

A resin driveway with open plan lawned fore garden and vehicular parking space to the side of the property. The rear garden is fully enclosed, being laid to an attractive

paved patio, lawn and raised borders, together with timber logia.

## GENERAL INFORMATION

**TENURE:** We are advised by the Vendor that the property is Freehold, however we have not inspected the Title Deeds and purchasers should confirm this with their solicitor prior to exchange of contracts.

**COUNCIL TAX:** We understand from [www.voa.gov.uk](http://www.voa.gov.uk) that the property is listed under Council Tax Band B.

**SERVICES:** All mains services are assumed to be connected to the property.

**FIXTURES AND FITTINGS:** Items detailed in these particulars are included in the sale and will pass with the property.

**VIEWING :** By prior telephone appointment with Marrion & Co on 01922 404446.

