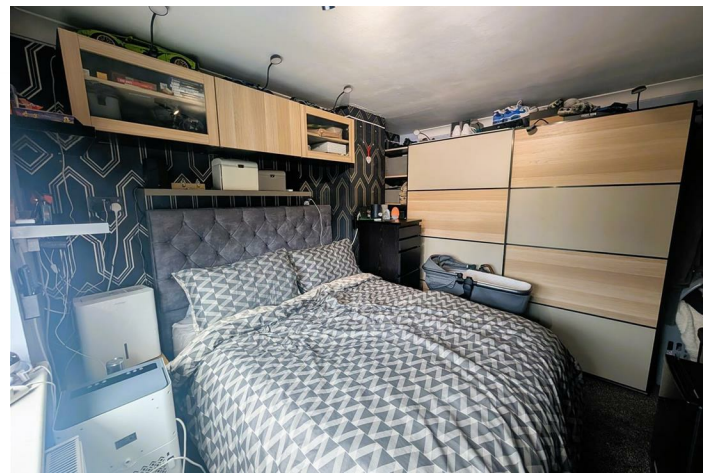


174 Amblecote Road, Brierley Hill, DY5 2YE



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Hicks Hadley

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Hicks Hadley are delighted to present this well-proportioned three-bedroom semi-detached home, ideal for families seeking to upsize and enjoy spacious, versatile living accommodation.

The property briefly comprises a generous front-facing lounge, leading through to an open-plan kitchen/diner—perfect for modern family living and entertaining—along with a separate utility area and a convenient ground floor W.C. To the rear, the garage has been partially converted to provide a useful additional space, ideal for a home office, gym, or further reception area. To the first floor, the property offers three well-sized bedrooms, complemented by a stylish and contemporary shower room. Further benefits include gas central heating and double glazing where specified.

Offers In The Region Of £265,000 - Freehold

Hicks Hadley



Porch

Spotlight style lighting fitted.

Entrance hallway 12'9" x 5'9" (3.89m x 1.75m)

Radiator fitted to the side elevation, under stairs storage space.

Front facing lounge 12'9" x 10'9" (3.89m x 3.28m)

Double glazed window fitted to the front elevation, Central heating radiator fitted to the front elevation.

Kitchen/Diner I shape 17'3" x 8'8" (I shape 5.26m x 2.64m)

Double glazed window fitted to the front and side elevation, Glazed patio style doors fitted to the rear elevation allowing for a sunny disposition, Two radiators fitted to the inside elevation and the side elevation, ample unit space available, partially tiled walls, five ring gas hob fitted, integrated oven, appliance space available, one and a half bowl stainless steel sink with drainer and mixer tap fitted, door leading to utility room.

Utility room

Privacy glazed door leading to the rear garden, one bowl stainless steel sink with mixer tap fitted, appliance space along with unit space available, partially tiled walls.

Ground floor W.C

Privacy glazed window fitted to the rear elevation, sink and low flush w.c fitted with tiled splashback.

Garage partial conversion 17'1"7'6" (5.21m2.29m)

powered with electric and lighting with garage space to the front of the garage.

Landing

Privacy glazed window fitted to the side elevation.

Bedroom one 11'3" x 10'11" max (3.43m x 3.33m max)

Bedroom two 11'0" x 10'8" max (3.35m x 3.25m max)

Bedroom three 7'8" x 7'3" max (2.34m x 2.21m max)

Double glazed window fitted to the front elevation, Storage space over bulk-head.



Shower room

Privacy glazed window fitted to the rear elevation, Walk in shower cubicle with thermostatic shower and waterfall feature shower heads, partially tiled walls, chrome towel radiator fitted, sink with chrome mixer tap fitted and mirrored vanity unit above.

External

To the front of the property sits a block paved driveway with ample off road parking available, to the rear of the property sites a large patio area and mature lawn space.

Agent note

All main services are connected . (Gas/ Electric / Water)



Broadband/Mobile coverage- please check on link - [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Council Tax Band :C

EPC :D

Tenure Information :Freehold

Any other Material Facts :Traditional brick build and tiled roof, All information has been provided by the vendor. Please confirm details with a chosen solicitor.

