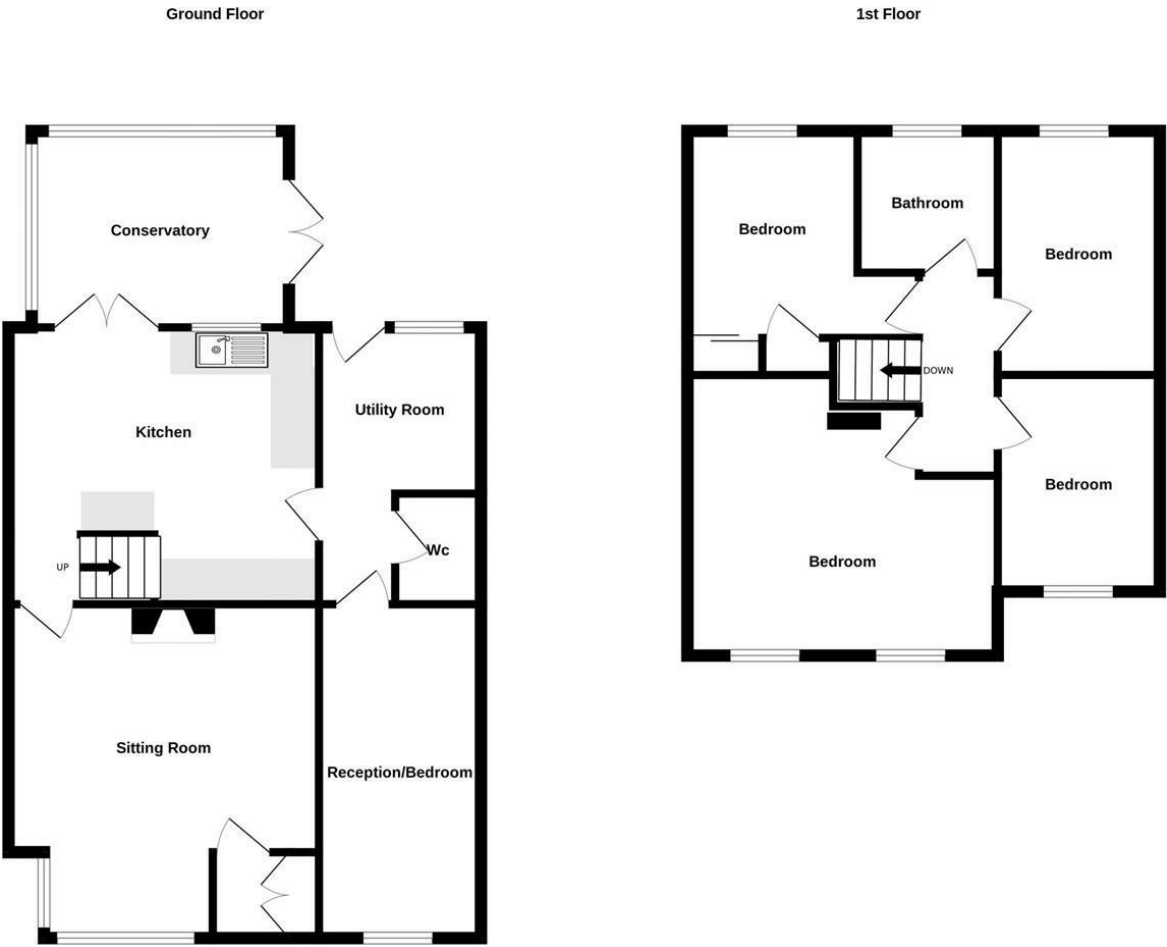


1 Blake Hall Close, Brierley Hill, DY5 3NU



Measurements are approximate. Not to scale. Illustrative purposes only.  
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1 Blake Hall Close, Brierley Hill

Hicks Hadley

13 Hagley Road  
Halesowen  
West Midlands  
B63 4PU

0121 585 66 67

sales@hickshadley.com

https://www.hickshadley.com

Hicks Hadley are delighted to present to the market this thoughtfully extended four-bedroom detached residence, superbly positioned on a generous corner plot within a sought-after cul-de-sac location. Ideally situated within walking distance of Brompton Park and Peters Hill Primary School, this impressive home offers a spacious and well-proportioned layout perfectly suited to growing families.

This immaculately maintained and highly versatile property must be viewed to be fully appreciated. The accommodation briefly comprises a welcoming entrance hallway, an attractively decorated sitting room, a modern and well-appointed breakfast kitchen, and a delightful double-glazed conservatory overlooking the rear garden. The ground floor further benefits from a utility room, guest cloakroom, and an additional reception room which offers flexible use and could potentially serve as a fifth bedroom if required. To the first floor, the property offers four well-proportioned bedrooms and a stylish family bathroom. Externally, the home boasts an impressive block-paved driveway providing ample off-road parking. To the rear is a beautifully re-landscaped, low-maintenance garden with a patio seating area, perfect for alfresco dining and entertaining.

Further benefits include double glazing and gas central heating throughout.

EARLY VIEWING recommended to fully appreciate the space, condition and superb location this excellent family home has to offer.

Offers In The Region Of £399,995 - Freehold

Hicks Hadley





## External

### Entrance Hall

Composite front door fitted, storage space.

### Lounge 14'10" x 14' 10" (4.52m x 4.27m 3.05m')

Double glazed window fitted to the front elevation, tall radiator fitted to the side elevation, fire place with feature surround fitted, coving throughout.

### Hallway

### Kitchen 14'9"x12'11" (4.50m"x3.94m')

Double glazed window fitted to the rear elevation, double glazed French doors fitted to the rear elevation, ample base unit space available, partially tiled walls, radiator fitted to the side elevation, one bowl stainless steel sink and drainer with mixer tap, appliance space available and breakfast bar, two integrated ovens fitted, Induction four ring hob with extractor fan above.

### Utility

Double glazed window and partially glazed door fitted to the rear elevation, one bowl sink with drainer and mixer tap fitted, radiator fitted to the side elevation, appliance and unit space available.

### Ground floor W.C

### Dining room/second reception room

16'3"x7'6" (4.95m"x2.29m")

Double glazed window fitted to the front elevation, Tall graphite radiator fitted to the inside elevation.

### Conservatory 11'8"x 10'6" (3.56m"x 3.20m")

Double glazed French doors leading to the rear garden.

### Landing

### Bedroom One 14'10"x12'2" (4.52m"x3.71m")

Two double glazed windows fitted to the front elevation, Central heating radiator fitted to the inside elevation.

### Bedroom Two 9'11"x 7'11" (3.02m"x 2.41m')

Central heating radiator fitted to the inside elevation, Window fitted to the front elevation.

### Bedroom Three 10'0"x7'6" (3.05m"x2.29m")

Window fitted to the rear elevation, radiator fitted to the side elevation.

### Bedroom Four 11'8"x7'3" (3.56m"x2.21m")

Double glazed window fitted to the rear elevation, radiator fitted to the inside elevation, cupboard space housing newly fitted combi (Worcester) boiler.



### Bathroom

Privacy glazed window fitted to the rear elevation, Re-fitted shower with walk in thermostatic shower and waterfall shower head feature, Chrome towel radiator fitted to the side elevation, Partially tiled, sink with chrome mixer tap and vanity unit fitted, low flush w.c.

### External

To the front of the property sits a spacious block paved driveway with a side access gate leading to the rear property offering a block paved patio space with a mature lawn with a section of decking perfect for alfresco dining or entertaining, Also large shed and additional space to the side of the property benefitting from the corner plot position.

### Agent Notes



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 :C

Tenure Information :FREEHOLD

Any other Material Facts :All information has been provided by the vendor, Please confirm details with a chosen solicitor.

