



**RE/MAX**  
Prime Estates



**49 Thornhill Road, Brierley Hill, DY5 2XQ**  
**Offers in the region of £170,000**

- No Upward Chain - Two Double Bedrooms - Driveway Parking - Spacious Garden -

This charming 2-bedroom house, adorned with fresh paint and new flooring, offers an inviting living space that appeals to both investors and first-time buyers.

Step inside to discover a property that has been thoughtfully updated, providing a seamless flow throughout the interiors. The two double bedrooms create a space perfect for growing families, or couples seeking a home office.

Located in a well-established neighbourhood, this 2-bedroom house not only offers a comfortable living space but also provides easy access to local amenities, schools, and transportation links. Its versatile charm makes it equally appealing to investors seeking rental income and first-time buyers taking a step onto the property ladder.

Don't miss this unique opportunity on Thornhill Road. Arrange a viewing today to fully appreciate the potential value it holds for both investors and first-time buyers, and take the first step towards making this house your home.

## Approach



With gravelled driveway to front

Living Room 13'2" x 11'10" (4.02 x 3.63)



With doorway access to kitchen, central heating radiator, decorative fireplace and window to front

Kitchen 13'2" x 9'11" (4.02 x 3.04)



With window to rear, access to ground floor W.C., doorway access to lounge and rear garden with a range of wall and floor mounted cupboards, stainless steel sink with mixer tap and extractor hood

## Ground Floor W.C



With central heating radiator, window, W/C and hand wash basin

Bedroom One 16'2" x 10'4" (4.93 x 3.15)



With double glazed window to front, central heating radiator

Bedroom Two 10'5" x 8'10" (3.18 x 2.70)



With double glazed windows to rear, central heating radiator

### Family Bathroom 5'9" x 5'8" (1.76 x 1.75)



With double glazed window, W.C, hand wash basin and bathtub with shower over

### Garden



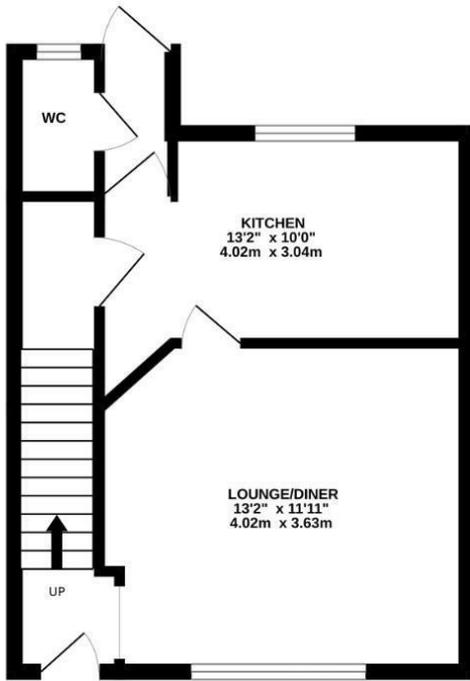
With gravel area to front, lawn area and gravel area to rear

### Tenure- Freehold

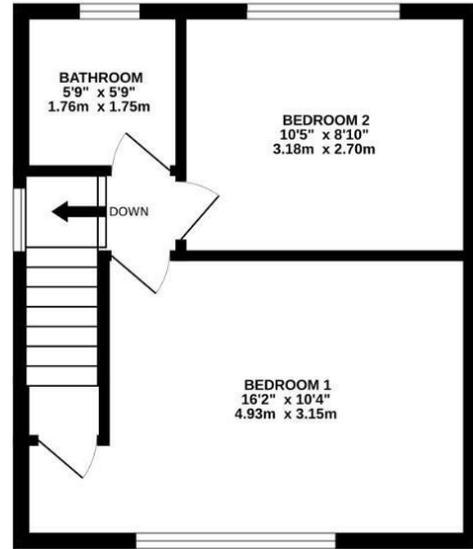
The property's tenure is referenced based on the information given by the seller. As per the seller's advice, the property is freehold. However, we suggest that buyers seek confirmation of the property's tenure through their solicitor.

# Floor Plan

GROUND FLOOR

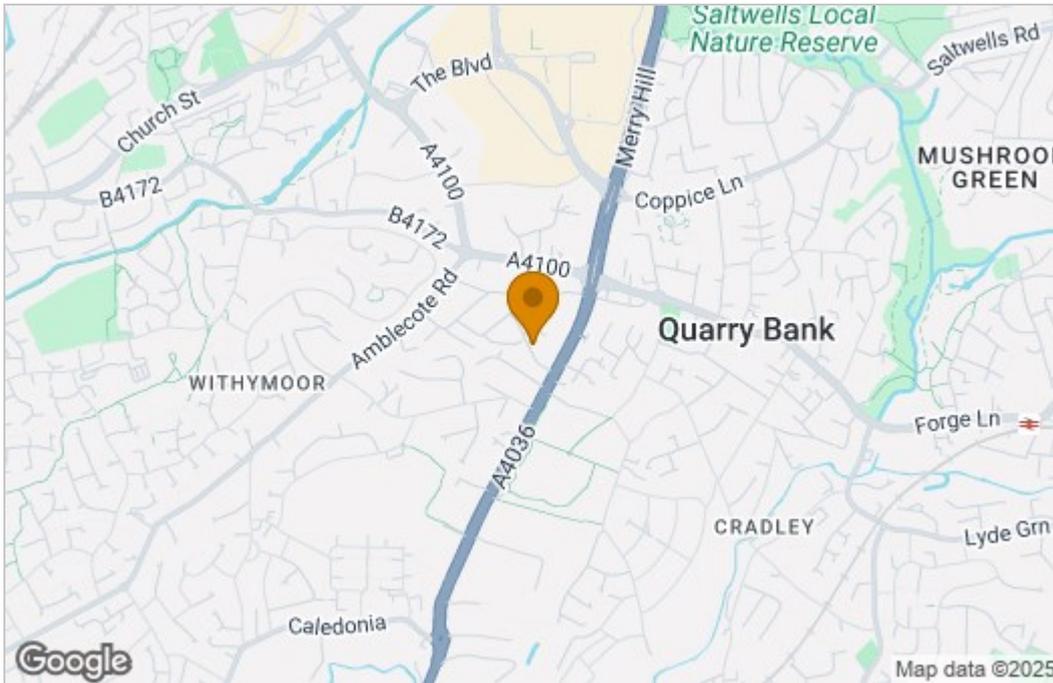


1ST FLOOR

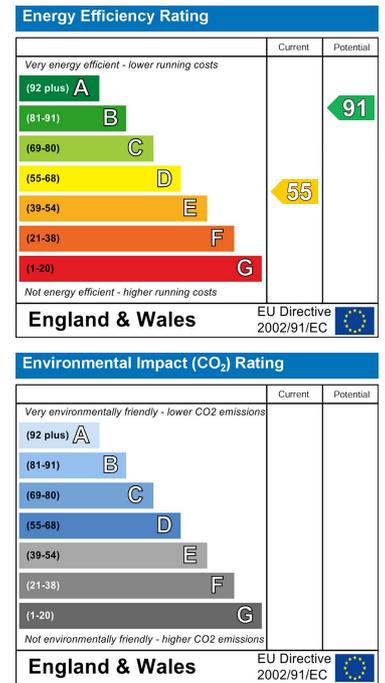


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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