



**RE/MAX**  
Prime Estates



**81 Fenton Street, Brierley Hill, DY5 3HH**  
**£189,995**

Presenting an impeccably maintained and beautifully proportioned 3-bedroom semi-detached residence in a sought-after residential area. This modern-style property, available with no upward chain, is situated near Brierley Hill High Street and Merry Hill Shopping Complex and falls within close commuting distance to Russells Hall Hospital, offering both convenience and comfort.

Designed to cater to young families and discerning first-time buyers, this home offers both elegance and convenience. The interior unfolds with a stylishly decorated sitting room, setting the tone for the tasteful design throughout. A spacious and well-fitted dining kitchen becomes the heart of the home, inviting gatherings and culinary delights.

Upstairs, three generously sized bedrooms provide comfortable spaces for relaxation. The master bedroom boasts a modern en-suite shower room, ensuring convenience and privacy. A pristine white-suite house bathroom completes the upper level.

With allocated off-road parking for two vehicles, this residence effortlessly blends practicality with comfort. A secluded rear garden offers a serene outdoor retreat. The convenience of gas central heating, with newly fitted Navien boiler adds to the overall comfort.

This property is not just a residence but an embodiment of modern living in a desirable location. Contact RE/MAX Prime Estates to arrange a viewing to fully appreciate the charm and potential it holds.

## Approach



With gated access to front garden

Lounge 18'5" x 12'0" (5.63m x 3.68m)



With double glazed windows to front and rear, central heating radiator

Kitchen 18'2" x 11'5" (5.56m x 3.48m)



With double glazed window to front and rear, fitted kitchen with a range of wall and floor mounted cupboards, doorway access to rear garden and access to ground floor W.C

## Ground Floor W.C

With double glazed window to rear, W.C and hand wash basin

## Master Bedroom 12'4" x 8'4" (3.76m x 2.56m)



With double glazed window to front, central heating radiator

## En-Suite Shower Room



With double glazed window to front, W.C, shower cubicle and hand wash basin

## Bedroom Two 10'4" x 8'6" (3.17m x 2.61m)



With double glazed window to front, central heating radiator

### Bedroom Three 8'5" x 7'8" (2.59m x 2.34m)



With double glazed window to rear, central heating radiator

### Family Bathroom



With double glazed window to rear, W.C, bathtub and hand wash basin

### Garden



Secluded rear garden with patio area to front and lawn

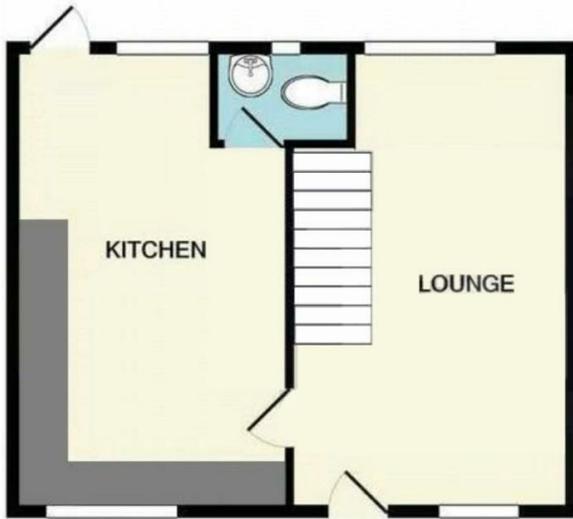
### Allocated Parking

The property benefits x2 allocated parking spaces in the car park located to the side of the property

### 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



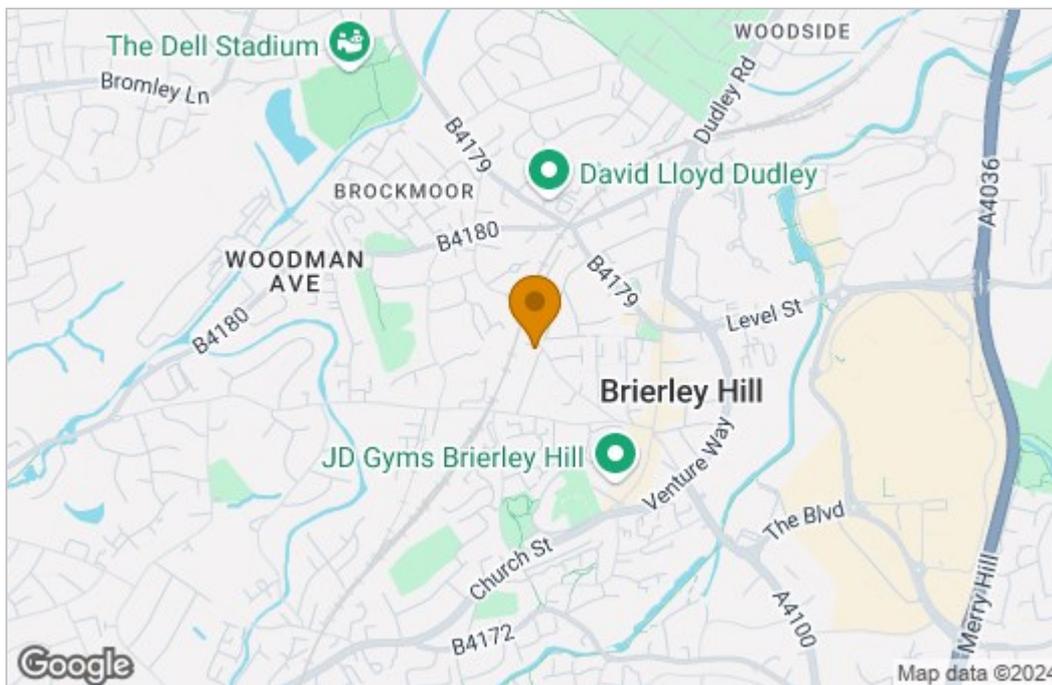
**GROUND FLOOR**



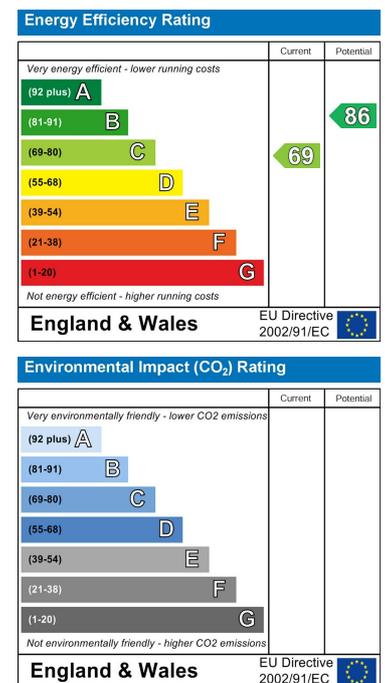
**FIRST FLOOR**

FOR GUIDE PURPOSES ONLY: Whilst every attempt has been made to ensure the accuracy of the floor plan 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. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose.

## Area Map



## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.