



RE/MAX
Prime Estates



75 Bower Lane, Brierley Hill, DY5 2DU **Offers in the region of £185,000**

Nestled in the heart of Quarry Bank, this two bedroom detached house on Bower Lane offers an exciting opportunity to create your dream home. Boasting a timeless charm and a promising canvas for transformation.

Inside, you'll find two larger-than-average bedrooms that provide ample space, two spacious reception rooms offering versatile spaces for living and dining, making it perfect for both everyday comfort. Convenience is key with a downstairs W.C., spacious landing and entrance hall both ensuring that daily routines are a breeze.

The well-equipped kitchen provides the foundation for culinary creativity and family gatherings. An upstairs bathroom services the bedrooms, offering practicality for daily life.

While this property awaits your personal touch and modernization, it also boasts the valuable advantage of off-road parking for multiple vehicles and a low maintenance rear garden with access to the front of the property.

Quarry Bank is a vibrant community with easy access to local amenities and transport links, making it an ideal location for those seeking convenience.

Don't miss out on the opportunity to shape this charming house into your dream home. Embrace the potential and make your mark on this delightful property. Arrange a viewing today to unlock its full potential and discover the possibilities it holds.

To the front of the property



To the front of the property there is a paved driveway, chipping stone boarders, gates to dual side access, small retaining wall, door leading to the porch and a small retaining wall.

Porch

With a sliding door to front and a door leading to the entrance hall.

Entrance Hall

With a door leading from the porch, doors leading to various rooms, stairs leading to the landing and a central heating radiator.

Dining Room 11'10" x 11'10" (3.63 x 3.62)



With a door leading from the entrance hall, double glazed windows to front and rear, fireplace with tiled hearth and a central heating radiator.

Lounge 11'10" x 13'8" (3.63 x 4.19)



With a door leading from the entrance hall, electric fireplace, double glazed window and sliding door to side, door leading to the kitchen and a central heating radiator.

Kitchen 12'6" x 10'7" max (3.82 x 3.25 max)



With a door leading from the dining room, tiled flooring, base units with worktops and tiled splash back, gas hob with electric oven, stainless steel sink and drainer, space for appliances, double glazed window to side and rear and a door leading to side access.

WC



With a door leading from the entrance hall, wash

hand basin with tiled splash back, WC, double glazed window to front, understairs storage and a central heating radiator.

Landing

With stairs leading from the landing, double glazed windows to front and side, doors leading to various rooms and access to the loft.

Bedroom One 11'11" x 11'11" (3.65 x 3.64)



With a door leading from the landing, double glazed window to front, fitted wardrobes and a central heating radiator.

Bedroom Two 11'10" x 10'6" (3.63 x 3.21)



With a door leading from the landing, double glazed window to side and a central heating radiator.

Bathroom



With a door leading from the landing, bath unit with shower over, WC, wash hand basin with tiled splash back, double glazed window to side, airing cupboard and a central heating radiator.

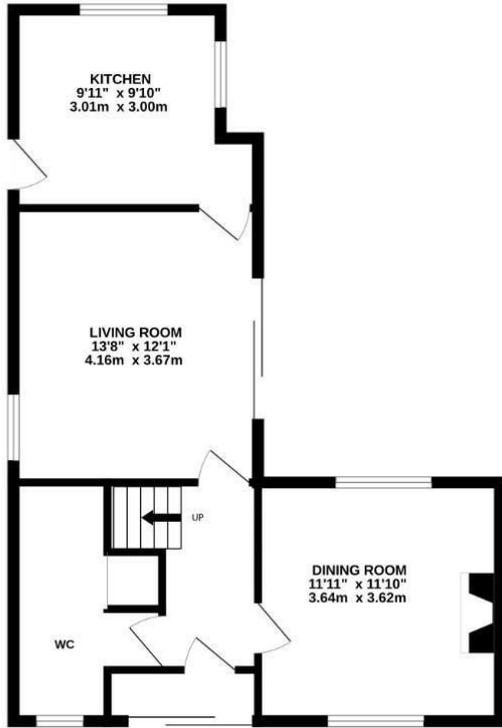
Garden



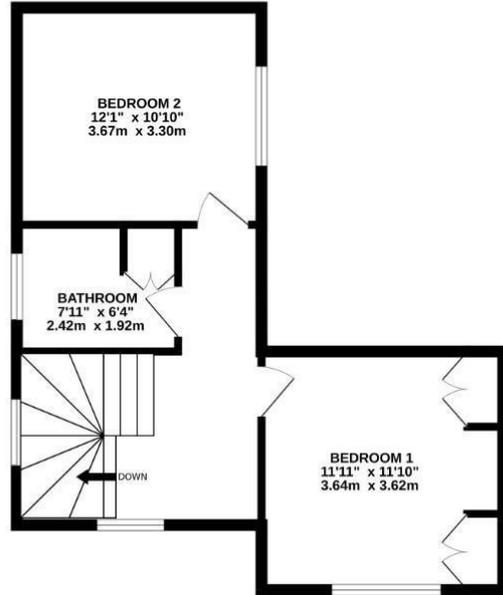
With doors from the Kitchen & Dining Room, paved patio surround, dual side accesses, further lawn area to the front of the property and a gate providing access to the off road parking.

Floor Plan

GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



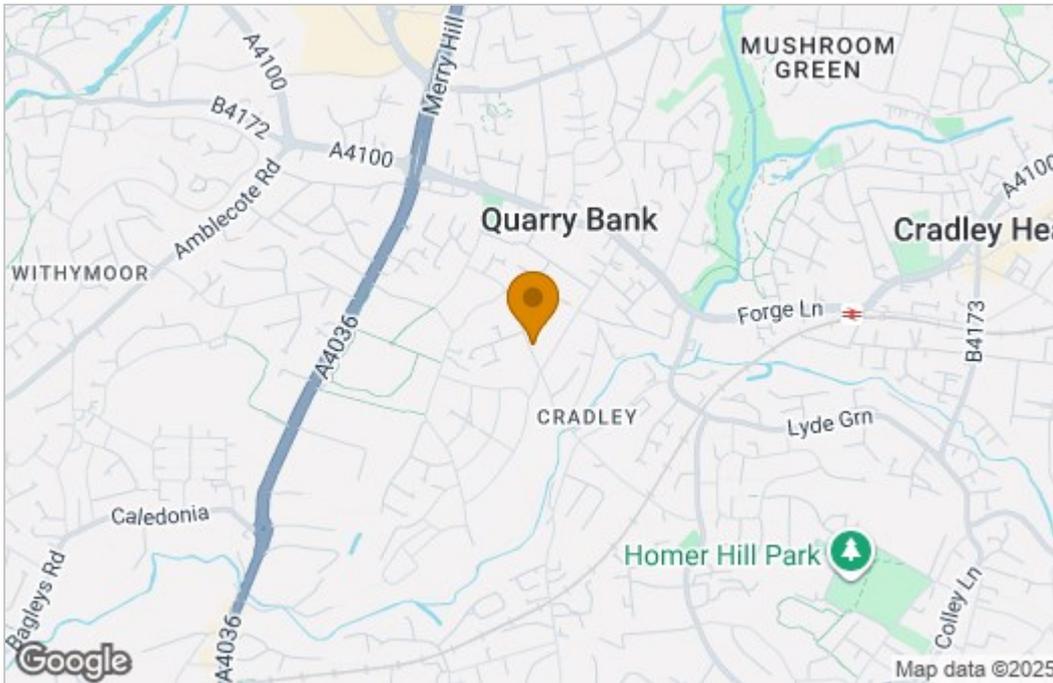
1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



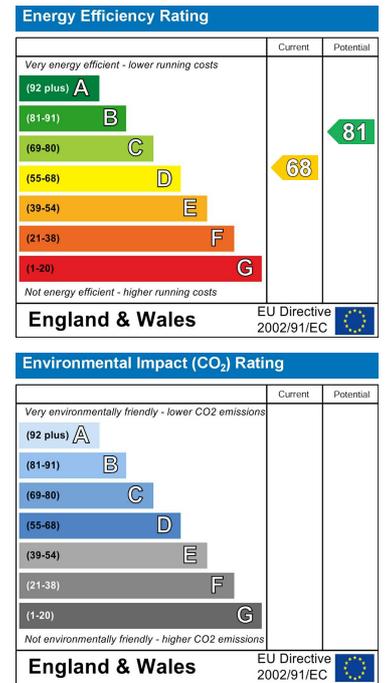
TOTAL FLOOR AREA : 1002 sq.ft. (93.1 sq.m.) approx.

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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