



**RE/MAX**  
Prime Estates



**34 Thornhill Road, Brierley Hill, DY5 2XQ**  
**Offers in the region of £195,000**

This well presented two bedroom semi detached home briefly comprises to the ground floor; Porch, entrance hall, lounge, fitted kitchen with dining area, rear porch leading to the garden and a downstairs WC. To the first floor, two double bedrooms and a fitted bathroom with bath and shower.

Ideal for investment or first time buyers the property further benefits from having a low maintenance rear garden with chipping stones, side access and off road parking to the front. Located in a well-established neighbourhood, this two bedroom home not only offers a comfortable living space but also provides easy access to local amenities, schools, and transportation links.

## To The Front Of The Property



With a driveway to the front, pathway leading to the side access and a step leading up to the front porch.

### Porch

With a door leading from the front, double glazed windows to sides and a door leading to the entrance hall.

### Entrance Hall

With a door leading from the Porch, laminate flooring, door leading to the Lounge, stairs leading to first floor landing and a central heating radiator.

### Lounge 12'7" x 11'10" (3.86 x 3.63)



With a door leading from the entrance hall, laminate flooring, electric fireplace with decorative surround, sliding door to kitchen, double glazed bow window to front and a central heating radiator.

## Kitchen 15'8" x 12'3" max (4.79 x 3.74 max )



With a sliding door leading from the Lounge, fitted with a range of wall and base units with work tops and tiled splash back, electric hob and oven with extractor hood, stainless steel sink and drainer, breakfast bar, space for appliances, space for dining room table, double glazed windows to rear and side, door leading to the rear porch and a central heating radiator.

### Rear Porch

With a door leading from the Kitchen, tiled flooring, double glazed window to side and doors leading to the Garden and downstairs WC.

### WC

With a door leading from the rear porch, fully tiled surround and flooring, WC, wash hand basin and a double glazed window to rear.

### Landing

With stairs leading from the entrance hall, doors leading to various rooms and a double glazed window to side.

### Bedroom One 12'8" x 10'4" (3.88 x 3.15 )



With a door leading from the landing, double glazed window to front, over stairs storage cupboard and a central heating radiator.

## Bedroom Two 9'11" x 8'10" (3.04 x 2.70)



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

## Bathroom



With a door leading from the landing, fully tiled surround, bath unit with shower over, wash hand basin set into vanity unit, WC, recessed spotlights, extractor fan, double glazed window to rear, loft access and a chrome heated towel rail.

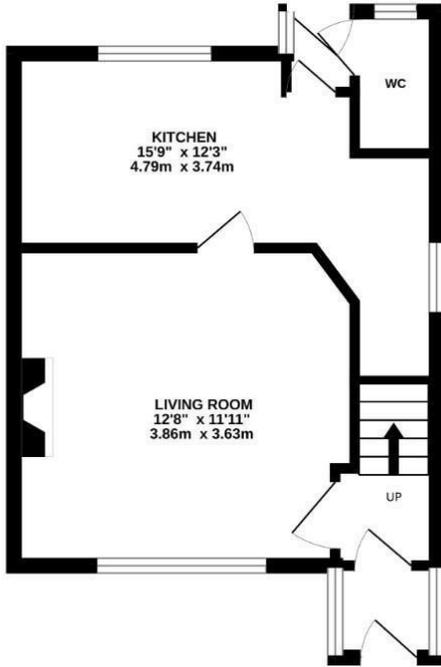
## Garden



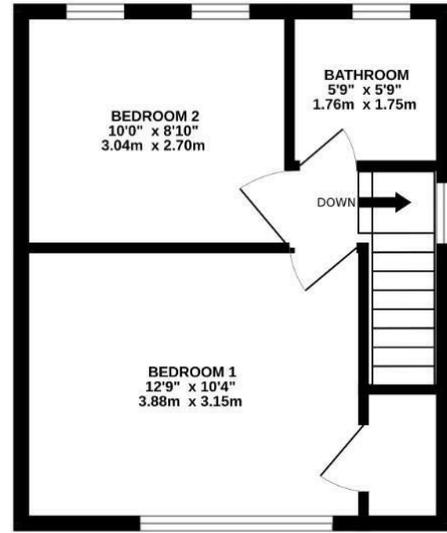
With a door leading from the rear porch, block paved patio surround, step down to chipping stones beyond with lawn to side and mature shrub borders to rear.

# Floor Plan

GROUND FLOOR  
319 sq.ft. (29.7 sq.m.) approx.



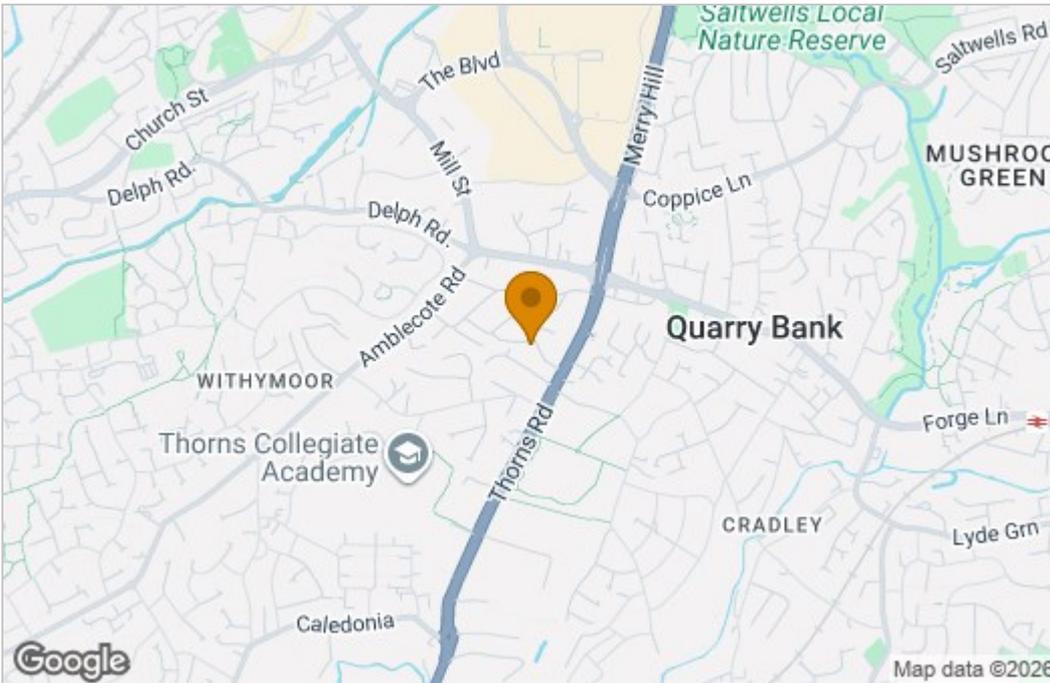
1ST FLOOR  
302 sq.ft. (28.0 sq.m.) approx.



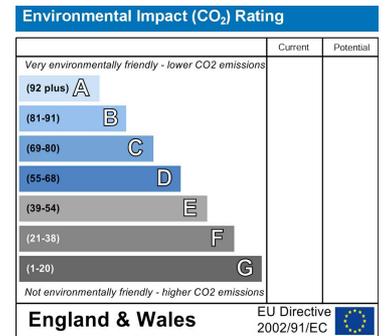
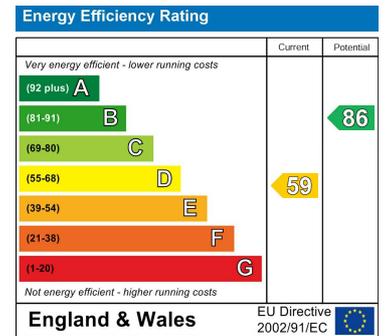
TOTAL FLOOR AREA: 621 sq.ft. (57.7 sq.m.) approx.

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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