RE/MAX Prime Estates

6 Nightingale Crescent, Brierley Hill, DY5 2QL

£233,000

This three bedroom semi-detached home boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three spacious bedrooms, there's plenty of space for the whole family to unwind and rest comfortably.

The modern open plan kitchen diner is a highlight of this home, providing a stylish and functional space for cooking delicious meals and enjoying them together. The property also features a well-maintained bathroom, ensuring convenience for all residents.

Situated in a popular cul-de-sac location, this house offers a peaceful and secure environment for you to call home. The driveway with space for multiple vehicles is a practical addition, making parking hassle-free for you and your visitors.

Don't miss out on the opportunity to make this delightful property your own. Contact us today to arrange a viewing and take the first step towards creating a warm and inviting home in this wonderful neighbourhood.

Approach

Spacious pebbled driveway offering off-road parking for multiple vehicles leading to side access door to the property

Entrance Hall

With a door leading from the driveway, stairs ascending to the first floor, doors to various rooms

Kitchen Diner 14'4" x 11'8" (4.39 x 3.58)

With a door leading from the entrance hall, fitted with a range of wall and base units with worktops above, breakfast peninsular with storage, integrated appliances including oven and hob with extractor above, sink with mixer tap, a door leading to the under-stairs storage cupboard, patio doors leading to the rear garden, a central heating radiator and a double glazed window to the rear

Living Room 14'4" x 11'3" (4.39 x 3.45)

With a door leading from the entrance hall, fireplace with decorative surround, a double glazed window to the front and a central heating radiator

Landing

With stairs leading from the entrance hall, doors to various rooms and a central heating radiator

Bedroom One 11'8" x 9'0" (3.58 x 2.75)

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

Bedroom Two 11'3" x 9'0" (3.45 x 2.75)

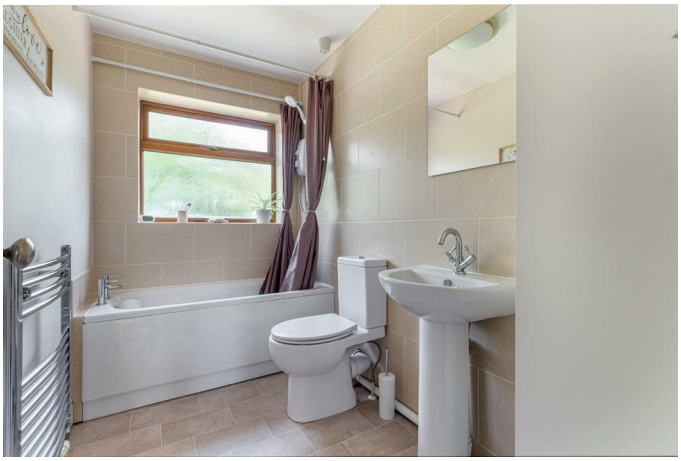
With a door leading from the landing, a double

glazed window to the rear and a central heating radiator

Bedroom Three 7'4" x 6'10" (2.24 x 2.10)

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

Bathroom



With a door leading from the landing, full height tile surround, WC, hand wash basin, bath with shower over, a double glazed window and a central heating radiator

Garden

With a door leading from the kitchen diner, patio area to front with lawn beyond and side access gate to driveway

Money Laundering Regulation

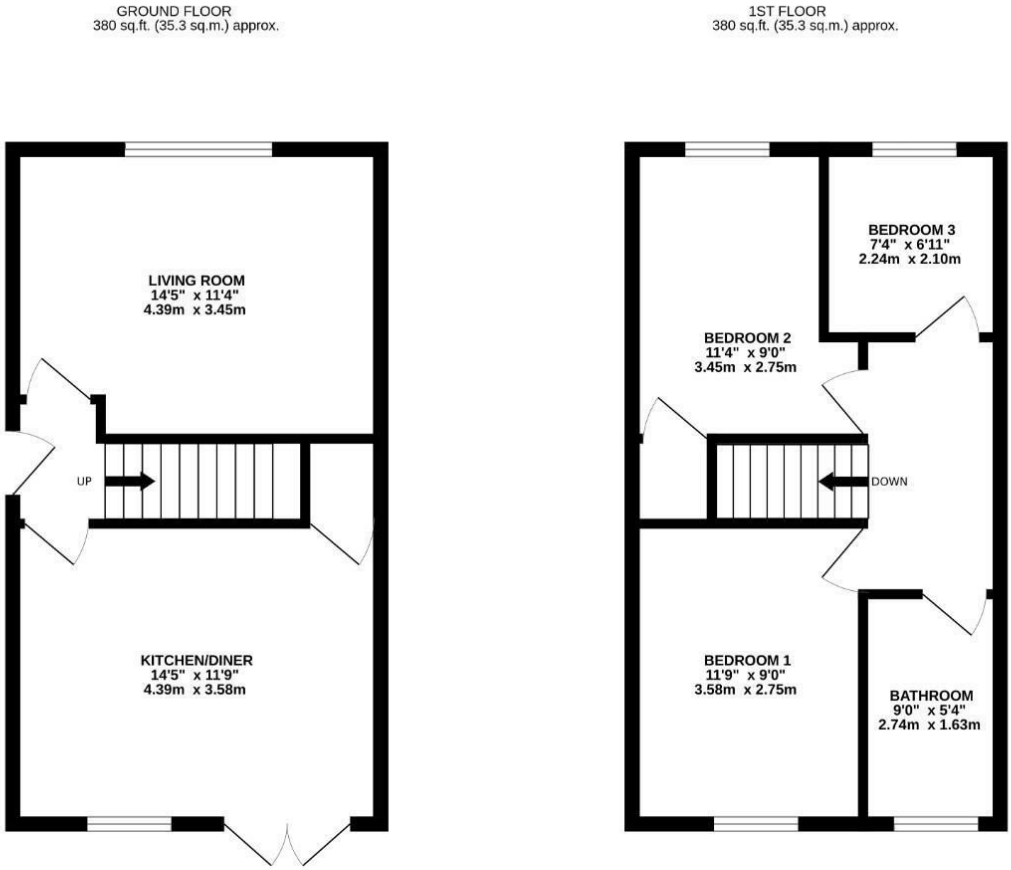
At RE/MAX Prime Estates, we adhere to the strict guidelines outlined in the MONEY LAUNDERING REGULATIONS 2017. As per legal requirements, we are obligated to verify the identity of all purchasers and the sources of their funds to facilitate a seamless purchase process. Therefore, all prospective purchasers must furnish the following documentation:

- Satisfactory photographic identification.
- Proof of address/residency.
- Verification of the source of purchase funds.

Please be advised that RE/MAX Prime Estates reserves the right to utilize electronic verification methods to authenticate any required documents. A nominal fee of £36 including VAT per person will be applicable for this service.

Rest assured that these measures are in place to ensure compliance with regulatory standards and to safeguard the integrity of all property transactions.

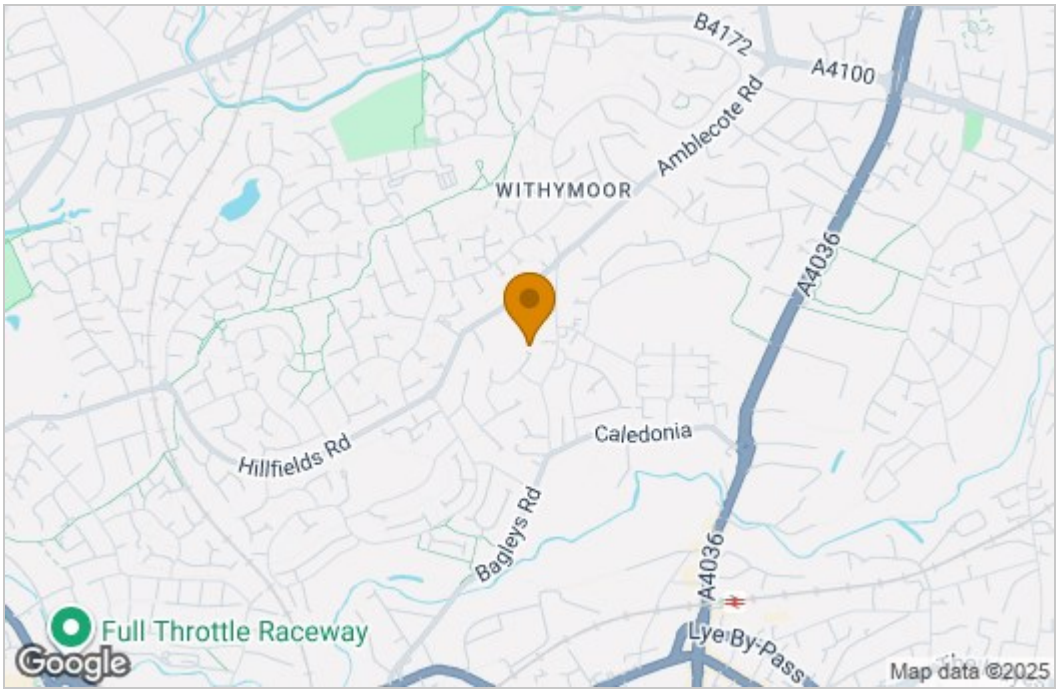
Floor Plan



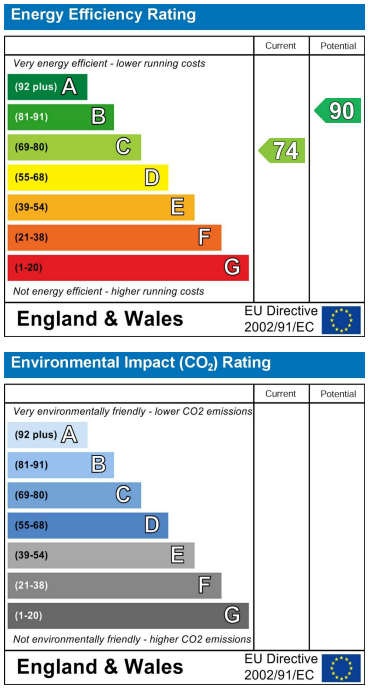
TOTAL FLOOR AREA : 760 sq.ft. (70.6 sq.m.) approx.

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.
Made with Metropix ©2024

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

Stourbridge, West Midlands, DY8 1DX
Tel: +44 (0) 1384 438457 Email: prime.estates@remax.uk https://remax.uk/locations/RE-MAX-Prime-Estates