



RE/MAX
Prime Estates



35 Chelmar Drive, Brierley Hill, DY5 4QE

£184,995

This recently updated 2-bedroom semi-detached house boasts a host of key features that make it an ideal choice for both landlords and first-time buyers.

The property has recently benefitted new central heating, new double glazed windows and doors and a modern bathroom and W/C/

At the rear of the property, you'll find a spacious conservatory that offers versatile living space. This light-filled area can be utilized as a delightful dining space, a cosy home office, or a spot for unwinding after a long day.

Perfectly situated in Pensnett, this property benefits from its convenient location and local amenities. Enjoy easy access to shops, schools, and transportation links as well as close commuting distance to Russells Hall Hospital. The area's close-knit community and nearby green spaces contribute to a welcoming environment.

Don't miss out on this exceptional investment or first-time buyer opportunity in Pensnett. Contact RE/MAX Prime Estates today to arrange a viewing and seize the chance to own this fantastic 2-bedroom semi-detached house.

Approach



With grassed front garden to front leading from public footway to side entry door

Entrance 10'0" x 6'0" (3.05 x 1.84)

With UPVC door to side elevation, doorway access to ground floor accommodation and stairway access to first floor

Kitchen 11'5" x 7'8" (3.49 x 2.36)



With double glazed window to side elevation, a range of wall and floor mounted units, doorway access to dining room, a double glazed window to the side and a central heating radiator

Conservatory 8'5" x 12'3" (2.59 x 3.74)



With a sliding patio door from the dining room, double glazed windows throughout and a double glazed patio door leading to the rear garden

Dining Room 11'5" x 9'10" (3.49 x 3.00)



With archway access from the lounge, sliding door access to conservatory, doorway access to kitchen and a central heating radiator

Lounge 10'0" x 11'6" (3.05 x 3.52)



With a door leading from the entrance hall, open plan to dining room, 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 double glazed window to the side

Bedroom 10'10" x 11'6" (3.32 x 3.53)



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

W/C



With a door leading from the landing, WC and a double glazed window to the side

Bathroom



With a door leading from the landing, full height tile

surround, bath with shower over and mixer tap, hand wash basin, a central heating radiator and a double glazed window to the side

Bedroom 10'6" x 11'6" (3.22 x 3.52)



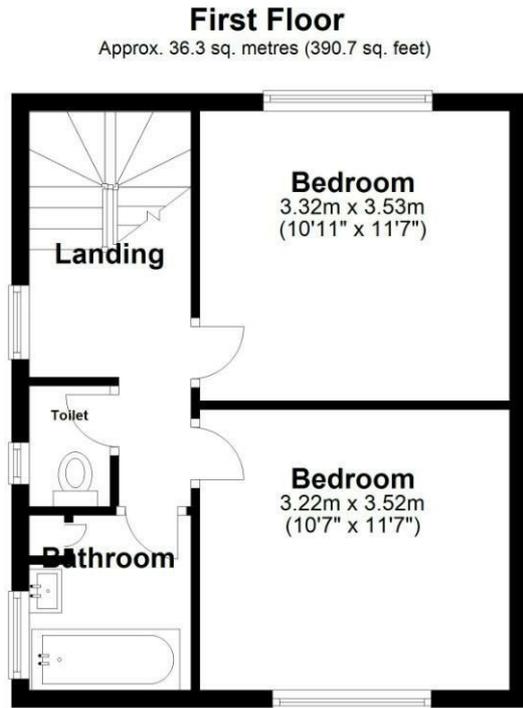
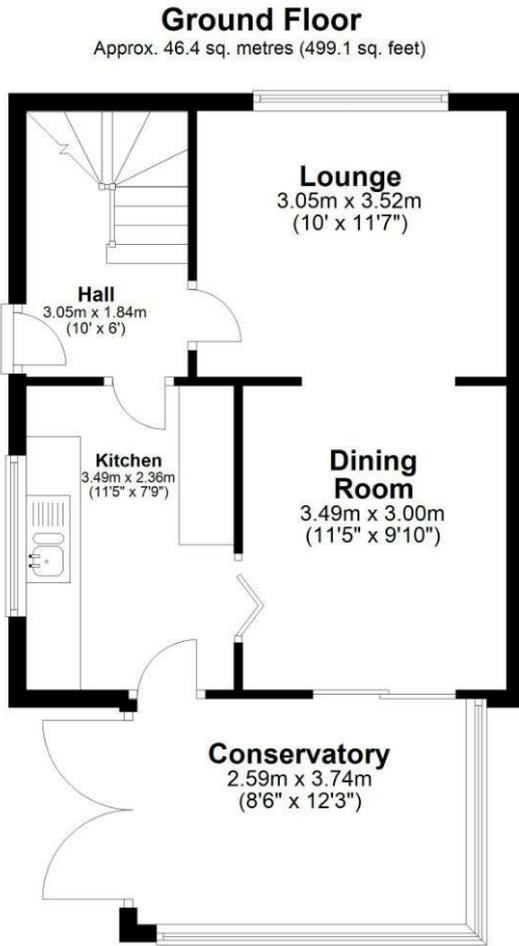
With a door leading from the landing, a double glazed window to the rear and a central heating radiator

Garden



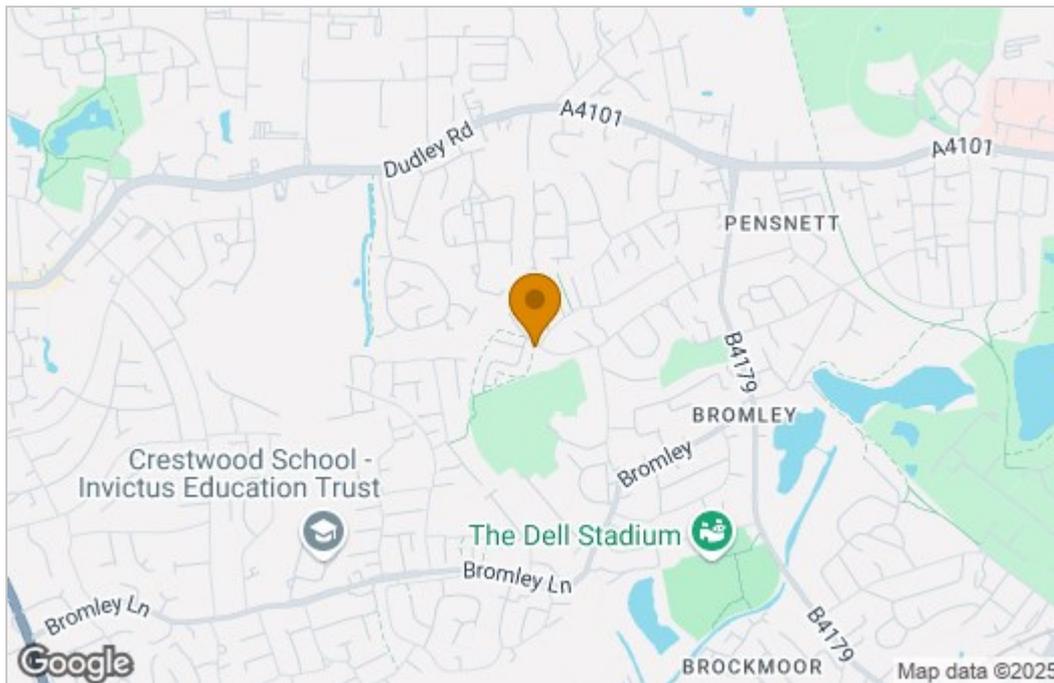
With a door leading from the conservatory, patio area to the front with lawn beyond, further raised patio area to the rear and a gated side entrance

Floor Plan

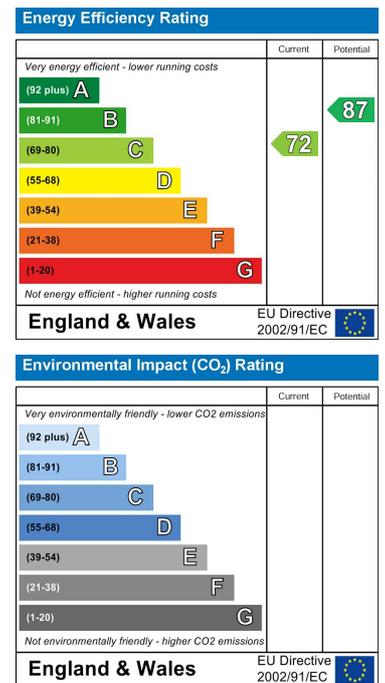


Total area: approx. 82.7 sq. metres (889.8 sq. feet)

Area Map



Energy Efficiency Graph



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