



**RE/MAX**  
Prime Estates



**17 Charles Road, Brierley Hill, DY5 1AG**  
**Offers in the region of £210,000**

Situated on the charming Charles Road in Quarry Bank, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 936 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking a cosy retreat.

The property boasts a well-appointed kitchen area, while not specified, is typically a focal point in homes of this nature, offering ample opportunity for culinary creativity and family gatherings.

The location on Charles Road is particularly appealing, as it provides easy access to local amenities, schools, and transport links, making it a practical choice for those commuting or seeking to enjoy the vibrant community of Quarry Bank.

This semi-detached house is not just a property; it is a place where memories can be made. With its charming features and prime location, it presents an excellent opportunity for anyone looking to settle in a welcoming neighbourhood. Do not miss the chance to make this lovely house your new home.

## Approach



With a paved frontage to the property allowing access to the front and side entrances.

## Entrance Hallway



Allowing access to the lounge and kitchen, stairs to the first floor. Double glazed window to the side elevation.

## Living Room 9'11" x 10'8" (3.04 x 3.27)



Double glazed window to the front elevation, central heating radiator.

## Kitchen/Dining Area 16'5" x 10'7" (5.02 x 3.23)



Double glazed french doors to the rear, double glazed door to the side. A cosy open plan kitchen/diner with a number of integrated units.

## Lean To 4'7" x 9'2" (1.41 x 2.80)

Double glazed door to the front and rear.

## Landing



Double glazed window to the side elevation, access to the bedrooms and family bathroom.

## Bedroom 13'5" x 9'11" (4.10 x 3.04)



Double glazed window to the front elevation, central heating radiator.

### Bedroom 10'1" x 11'7" (3.08 x 3.54)



Double glazed window to the rear elevation, central heating radiator

### Bathroom



Shower cubicle, WC, wash hand basin, double glazed window to the side elevation.

### To The Rear



A spacious rear garden with a paved patio ideal for outdoor seating, a path leading to the rear of the garden with lawned area and access to the outbuilding storage.

### Money Laundering Regulation

Under the UK's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017), estate agents are legally required to conduct Customer Due Diligence (CDD) on both sellers and buyers when a business relationship is established. This involves verifying the identity of all beneficial owners and individuals involved in the transaction. HM Revenue & Customs (HMRC) supervises estate agents for compliance with these regulations.

To meet these obligations, RE/MAX Prime Estates employs a third-party provider to perform Anti-Money Laundering (AML) checks. A fee of £50 plus VAT per individual over the age of 18 is charged to cover the cost of these checks.

### Referral Fees

At RE/MAX Prime Estates, we are committed to full transparency in all aspects of our service.

As part of our commitment to supporting clients through the property transaction process, we may introduce you to third-party service providers, including conveyancers and mortgage advisers. Where such introductions are made, please note the following:

#### Conveyancing Referrals:

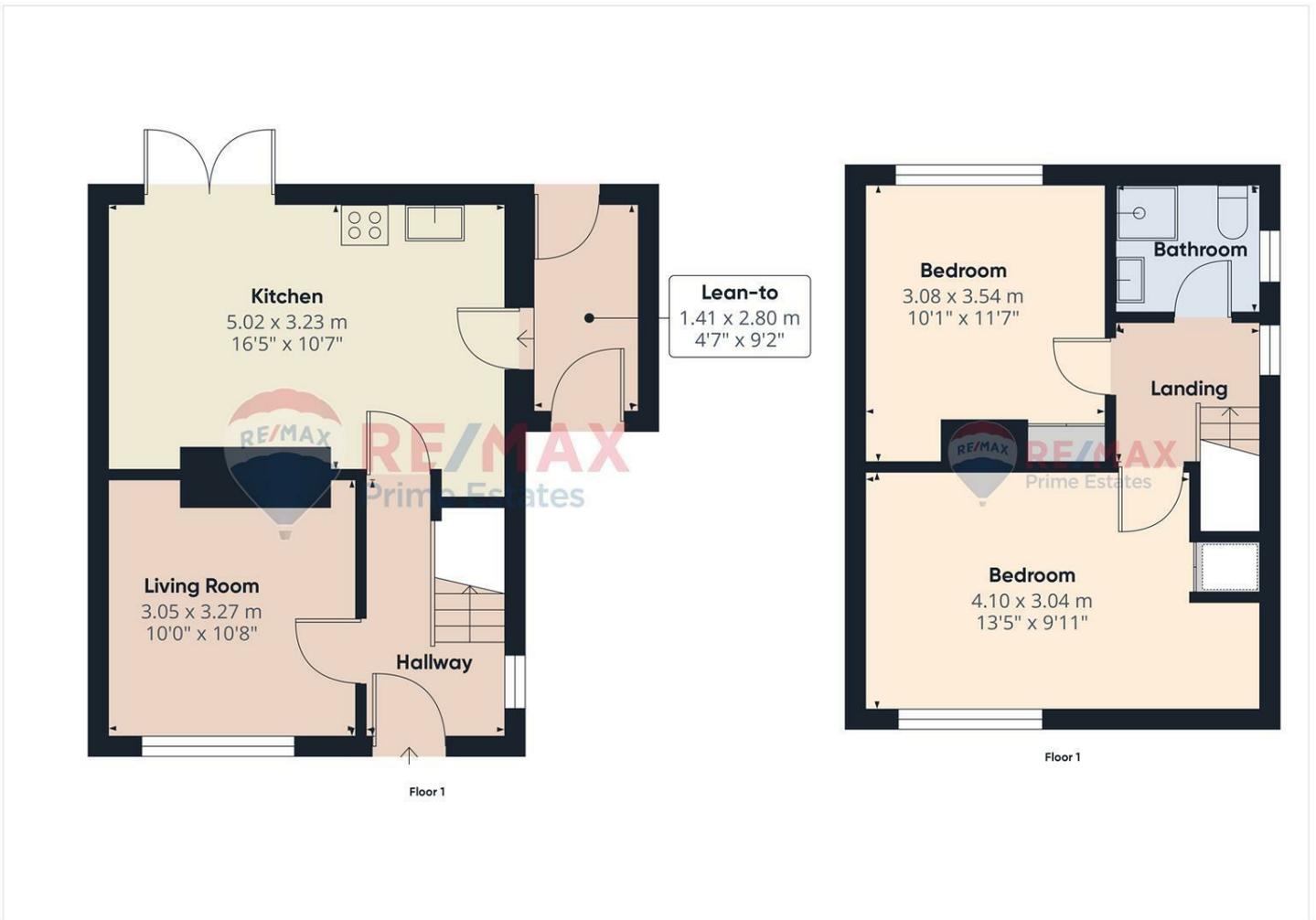
Should you choose to instruct a solicitor or licensed conveyancer introduced by us, please be aware that RE/MAX Prime Estates may receive a referral fee for this introduction. This fee is typically up to £200 and is paid directly to us by the conveyancing firm. This fee is not an additional cost to you and does not affect the quote or service you receive. We only recommend firms we believe offer a high standard of service. You are under no obligation to use any of the professionals we recommend and are free to choose an alternative provider.

#### Financial Services Referrals:

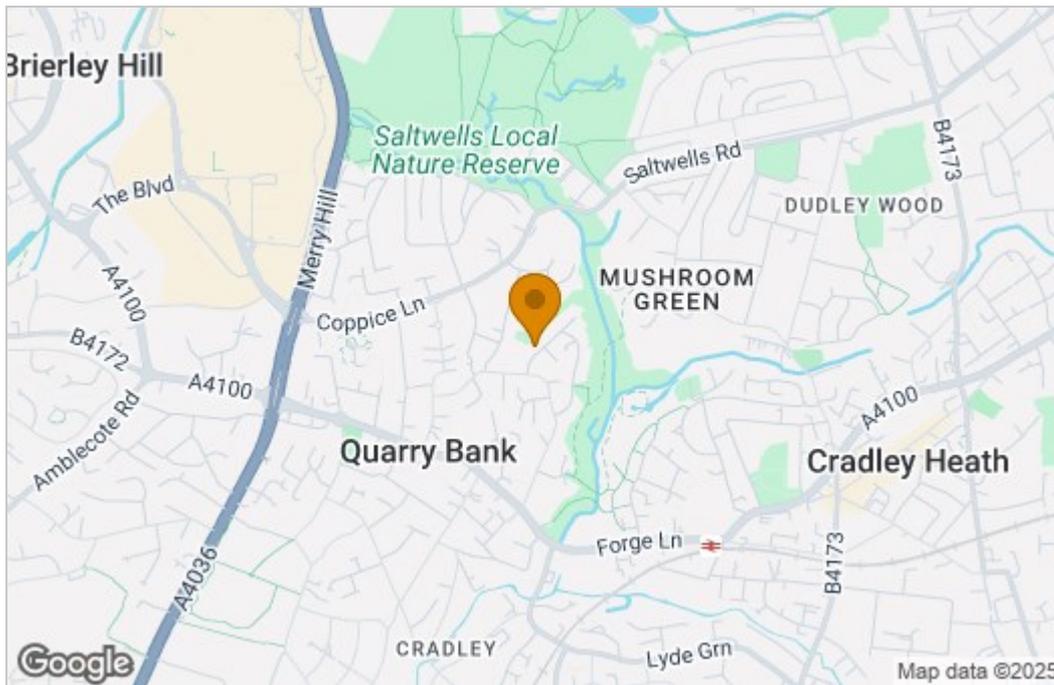
If we introduce you to an independent financial advisory firm, and you proceed with their services, RE/MAX Prime Estates may receive a referral fee averaging £218 per completed case. This referral fee is paid by the financial advisory firm and does not affect the fees or products offered to you. As with all our recommendations, you are under no obligation to proceed with any advisor we introduce.

We are happy to provide further details on referral arrangements upon request.

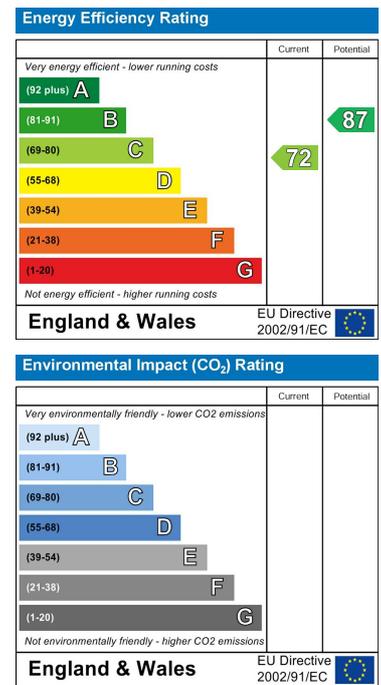
# Floor Plan



# Area Map



# Energy Efficiency Graph



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