17 Brythill Drive, Brierley Hill, DY5 3LU

£385,000

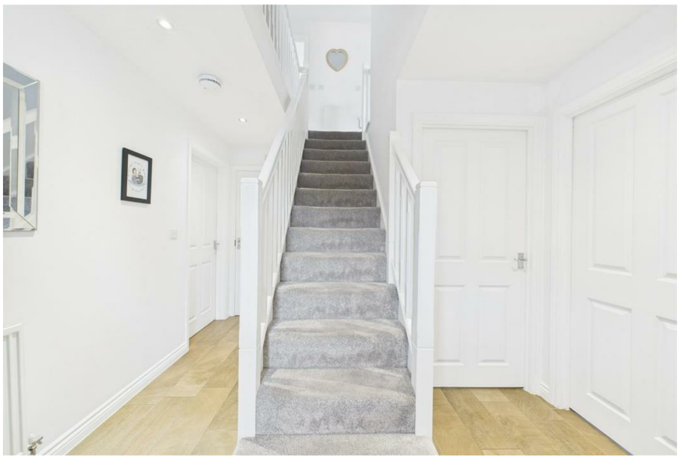
Set within the sought-after ‘Taylor Wimpey Development’ just off Brettell Lane, this beautifully presented detached family home offers spacious and versatile accommodation across two floors. The ground floor features a welcoming entrance hall, guest WC, a bright and airy lounge with patio doors opening onto the rear garden, a contemporary open-plan kitchen/dining room perfect for entertaining, a separate study, and a useful utility room.

Upstairs, the principal bedroom boasts a stylish en suite shower room, complemented by three further well-proportioned bedrooms and a modern family bathroom. Outside, the home benefits from a private rear garden, driveway parking, and a garage—ideal for family living in a prime residential location.

Aproach

With a driveway to the side, paved pathway with accessible ramp to the front, pebble & shrub border

Entrance Hall



With a door leading from the front, doors to various rooms., stairs ascending to the first floor and a central heating radiator

Kitchen Diner 22'4" x 9'2" (6.83 x 2.80)

With a door leading from the entrance hall, fitted kitchen with a range of wall and base units with worktops, stainless steel sink with mixer tap and drainer, integrated oven and gas burning hob with stainless steel extractor above, a door leading to the utility, double glazed patio doors to the rear, double glazed windows to the front and side and a central heating radiator

Utility 5'11" x 6'0" (1.81 x 1.85)

With a door leading from the kitchen diner, wall and floor mounted units with worktops, utility machinery outlet points, a double glazed window to the rear and a central heating radiator

Living Room 15'1" x 10'9" (4.60 x 3.30)

With a door leading from the entrance hall, double glazed patio doors to the rear and a central heating radiator

Office 6'11" x 7'5" (2.12 x 2.27)

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

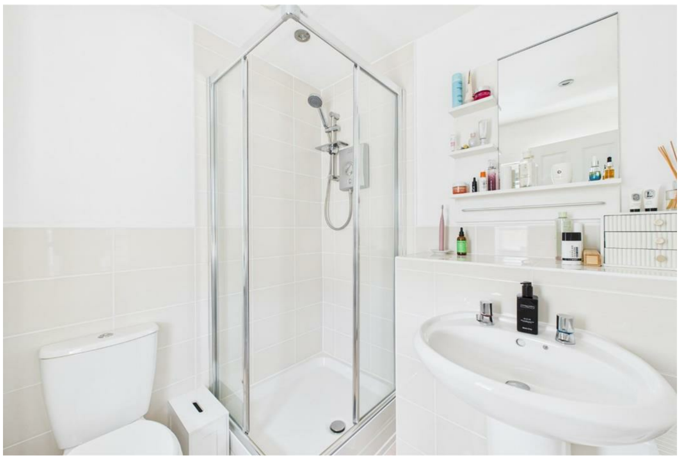
Landing

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

Master Bedroom 11'4" x 11'1" (3.47 x 3.40)

With a door leading from the landing, built in wardrobe storage with sliding doors, a door leading to the en-suite, a double glazed window to the front and a central heating radiator

En-Suite



With a door leading from the master bedroom, half height tile surround, WC, hand wash basin, shower cubicle with fill height tile surround, a double glazed window to the front and a central heating radiator

Bedroom 10'4" x 9'6" (3.15 x 2.91)

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

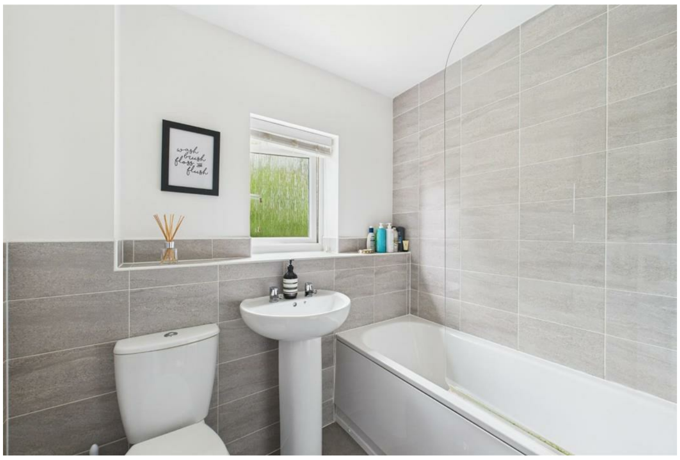
Bedroom 9'10" x 9'5" (3.02 x 2.89)

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

Bedroom 8'9" x 10'5" (2.68 x 3.19)

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

Family Bathroom



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

Garden

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

Garage

With an up-and-over style garage door to the front and a door leading to the garden

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:

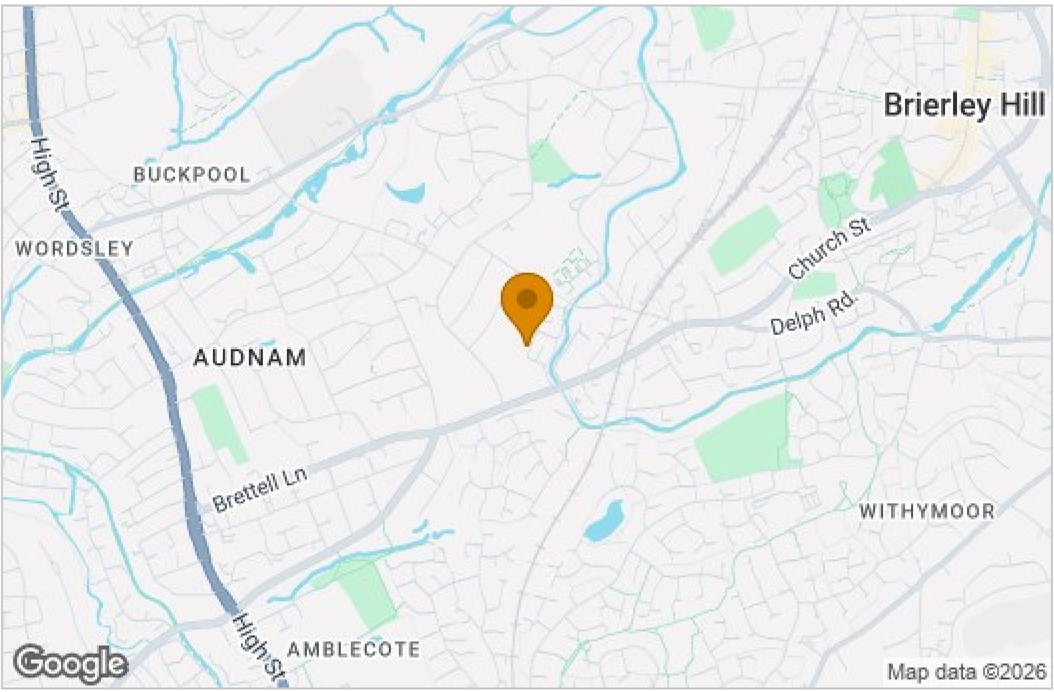
Conveyancing Referrals:
Should you choose to instruct a solicitor or licensed conveyancer introduced by us, please be aware that RE/MAX Prime Estates may receive a referral fee for this introduction. This fee is typically up to £200 and is paid directly to us by the conveyancing firm. This fee is not 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.

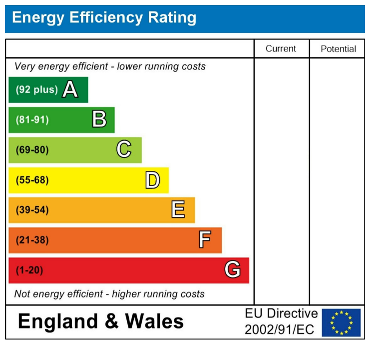
We are happy to provide further details on referral arrangements upon request.

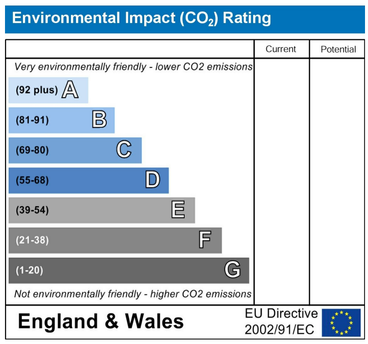
Floor Plan

Area Map



Energy Efficiency Graph





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