



# RE/MAX

Prime Estates



## 7 Patterdale Way, Brierley Hill, DY5 3XJ

### Offers in excess of £485,000

Situated on Patterdale Way in Brierley Hill, this impressive detached house, built in December 2023, offers a modern living space with a generous 1,392 sqft of space. The property is finished to an exceptionally high specification, bringing a true feeling of luxury throughout.

The accommodation comprises two well-appointed reception rooms, one being a breath-taking open plan kitchen diner. The four bedrooms are thoughtfully designed, with the master bedroom benefiting from built-in wardrobe storage and an en-suite bathroom, enhancing convenience for the occupants. In total, the property boasts three bathrooms, catering to the needs of a growing family or guests.

Set on a larger than expected corner plot, the property features driveway parking for multiple vehicles, a valuable asset in this area. The outdoor space allows for potential landscaping or garden development, offering flexibility for future enhancements.

Withmoor Village is a vibrant area with a range of amenities nearby. The property is conveniently located close to local shops, schools, and recreational facilities, making it an ideal choice for families. The area is well-connected by public transport, providing easy access to surrounding towns and cities. Additionally, the nearby Merry Hill Shopping Centre offers a variety of retail and dining options, ensuring that all daily needs are met within a short distance.

## Approach



With a dropped kerb offering vehicular access to tarmac driveway, ramp access to the front door, side access gate to the rear garden, electric vehicle charging point

## Entrance Hall



With a door leading from the front, LVT flooring throughout, doors to various rooms and opening into the kitchen diner, stairs ascending to the first floor and a double glazed window to the side

## Kitchen Diner 23'8" x 18'4" (7.22 x 5.61)



With an opening from the entrance hall, fitted kitchen with a range of wall and base units with Quartz worktops, kitchen island with storage,

breakfast seating area, undermounted sink with boiling water tap, waterfall edge quartz worktops. To the remainder of the kitchen; wall and base units with quartz worktops, five-ring gas burning hob with designer extractor above, integrated double oven, integrated wine cooler, space for an American style fridge freezer, double glazed bi-folding doors to the rear garden and a double glazed 'lantern' style window to the ceiling

## Utility 6'8" x 5'1" (2.05 x 1.55)



With a door leading from the kitchen, wall and base units with Quartz worktops, undermounted sink with mixer tap, laundry machinery outlet points and a door to the side entrance

## Living Room 12'11" x 18'0" (3.96 x 5.5)



With a door leading from the entrance hall, media wall with wall mounted fireplace, storage and lighting and a double glazed window to the front with Quartz sill

## WC



With a door leading from the entrance hall, WC, hand wash basin set into unit with gold tap and trims, built in floor-to-ceiling storage cupboard and an obscured double glazed window to the front

## Landing



With stairs leading from the entrance hall, doors to various rooms

## Master Bedroom 10'8" x 9'3" (3.27 x 2.82)



With a door leading from the landing, a door leading to the en-suite, built in floor-to-ceiling wardrobe storage and a double glazed window to the rear

## En-Suite



With a door leading from the master bedroom, full height tile surround and floor, WC, shower cubicle with glass screen, designer black porcelain sink with mixer tap set into storage unit, heated towel rail and an obscured double glazed window to the side

## Bedroom Two 10'11" x 9'3" (3.33 x 2.83)



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

### Bedroom Three 8'5" x 11'6" (2.59 x 3.52)



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

### Bedroom Four 6'5" x 8'2" (1.96 x 2.49)



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

### Family Bathroom



With a door leading from the landing, full height tile surround and floor, WC, hand wash basin set into unit with gold tap and trims, bath with mixer tap, walk-in waterfall shower with glass screen and LED lit storage recess, heated towel rail and an obscured double glazed window to the front

### Garden



With bi-folding doors leading from the kitchen diner, a door leading from the utility, patio area to the front with steps leading to raised lawn with patio beyond

### 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:

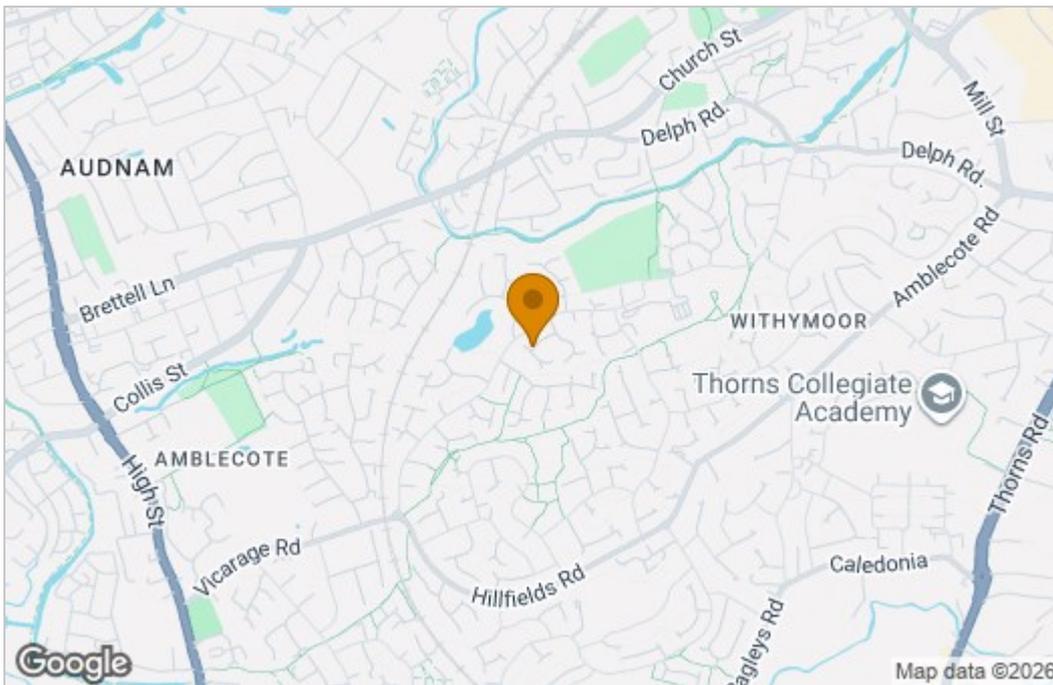
If we introduce you to an independent financial advisory firm, and you proceed with their services, RE/MAX Prime Estates may receive a referral fee averaging £218 per completed case. This referral fee is paid by the financial advisory firm and does not affect the fees or products offered to you. As with 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.

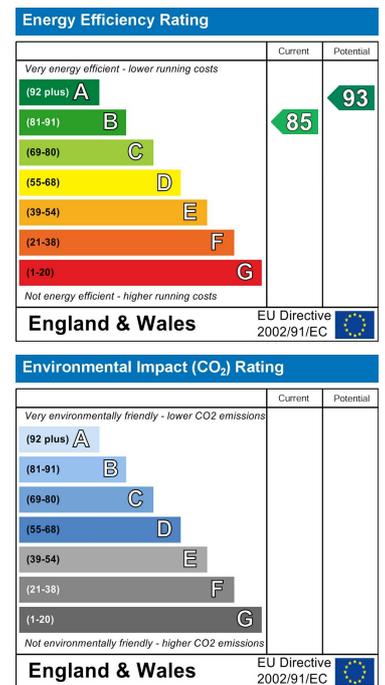
## Floor Plan



## Area Map



## Energy Efficiency Graph



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