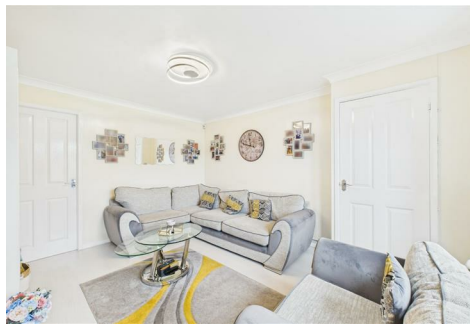




RE/MAX
Prime Estates



74 Brompton Drive, Brierley Hill, DY5 3NZ

Offers in the region of £254,800

Nestled on the charming Brompton Drive in Brierley Hill, this delightful semi-detached house offers a perfect blend of comfort and convenience. Built in 1985, the property spans an impressive 890 square feet, providing ample space for modern living.

Upon entering, you are welcomed into a cosy reception room, ideal for relaxation or entertaining guests. The layout is thoughtfully designed, ensuring a warm and inviting atmosphere throughout. The house features two well-proportioned bedrooms, perfect for a small family or those seeking a guest room or home office. The bathroom is conveniently located, catering to the needs of the household.

The semi-detached nature of the property allows for a sense of privacy while still being part of a friendly community. The surrounding area boasts a variety of local amenities, including shops, schools, and parks, making it an excellent choice for families and professionals alike.

With its appealing location and practical layout, this property presents a wonderful opportunity for anyone looking to settle in Brierley Hill. Whether you are a first-time buyer or seeking a comfortable home to rent, this house is sure to meet your needs. Don't miss the chance to make this charming residence your own.

Approach



With access to the driveway via a dropped kerb, access to the front door and garage.

Porch

An entrance porch ideal for shoe and coat storage before entering into the house, leading into the entrance hallway with stairs leading to the first floor and the door into the living room.

Living Room 10'2" x 13'3" (3.11 x 4.04)



A double glazed window to the front, laminate flooring and decorative fireplace.

Kitchen 13'2" x 9'2" (4.03 x 2.80)



With a range of wall and base units, inset stainless

steel sink and drainer, integrated oven, gas hob, cooker hood. Double glazed French doors leading into the conservatory.

Conservatory 11'10" x 9'2" (3.61 x 2.80)



Double glazed windows to the rear and sides, double glazed French doors to the rear, leading to the rear garden.

Garage 7'10" x 24'1" (2.39 x 7.36)

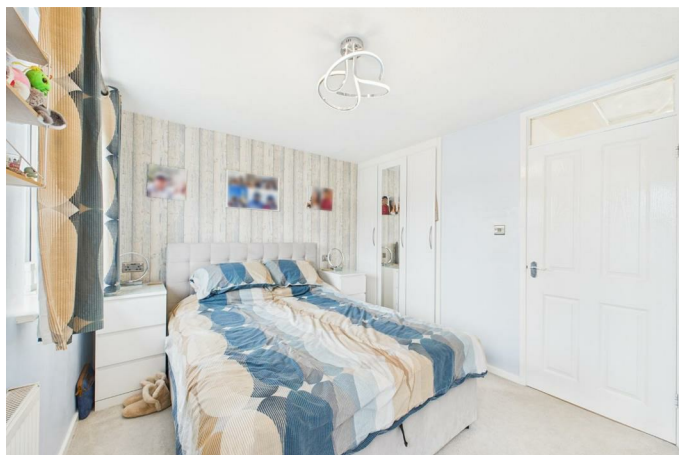


With an up and over door, containing lights and power throughout. To the rear is a utility area consisting of wall and base units and a stainless steel sink and drainer. Double glazed door to the rear garden.

Landing

With access to the bedrooms and bathroom.

Bedroom 10'2" x 9'4" (3.12 x 2.85)



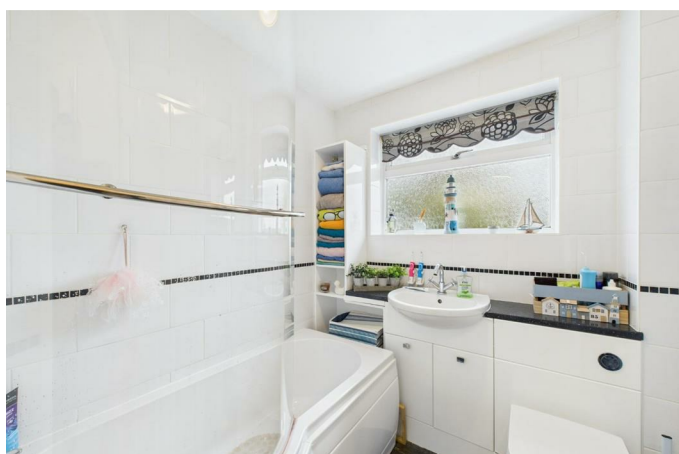
Double glazed windows to the front, built in cupboards and a central heating radiator.

Bedroom 6'9" x 8'11" (2.06 x 2.74)



Double glazed window to the rear, central heating radiator.

Bathroom



WC, wash hand basin, bath with shower over, central heating radiator.

To The Rear



Paved patio leading from the rear door, lawned area with stone path through the centre, leading to the rear paved patio area, ideal for an outdoor seating area.

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.

Money Laundering Regulations

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.

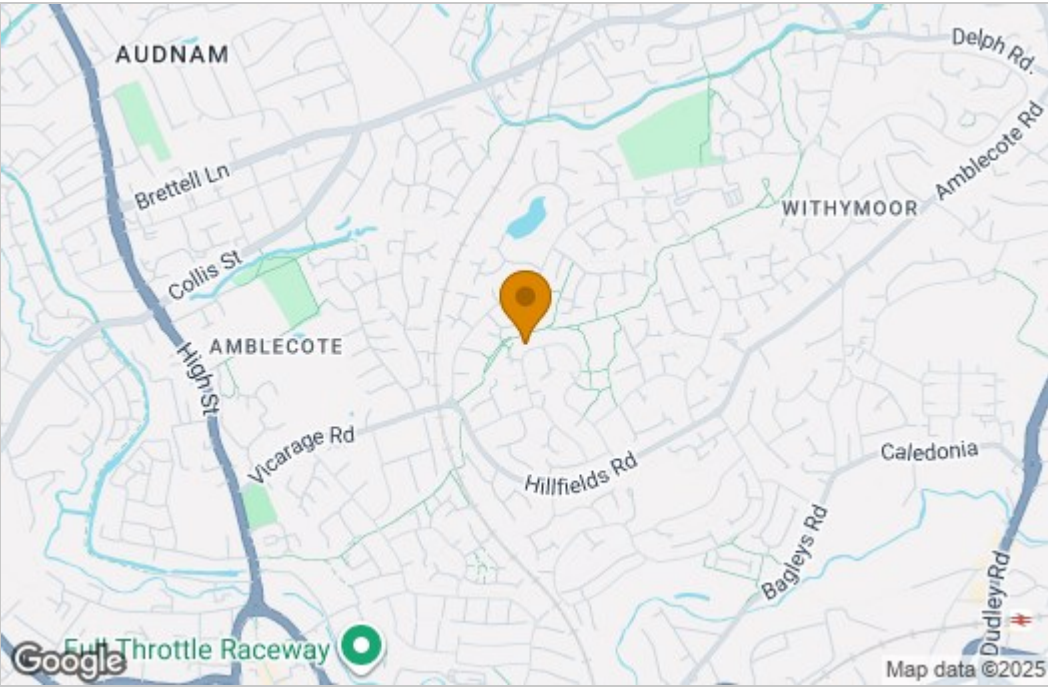
Please be advised that RE/MAX Prime Estates reserves the right to utilize electronic verification methods to authenticate any required documents. A nominal fee of £60 including VAT per person will be applicable for this service.

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

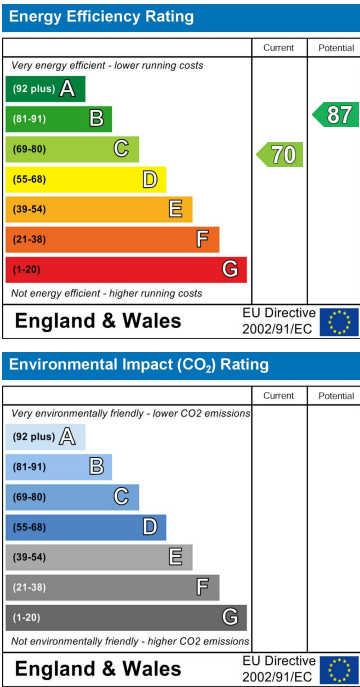
Floor Plan



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.