



3 Carder Drive

| Brierley Hill | DY5 3SR

Offers over £150,000

We are pleased to present this two-bedroom terraced property located in Carder Drive, Brierley Hill.

The property consists of – Lounge, Kitchen, Two Bedrooms, Bathroom and first floor space.

This property offers spacious accommodation and a good-sized garden. It is situated close to a network of transport links, local amenities and schools.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Lounge

15'4" x 9'9"

The well-spaced lounge features a front aspect window, a built-in open fireplace and a combination of carpeted and laminated flooring.

Kitchen

8'3" x 5'4"

The kitchen is fitted with storage cupboards and built-in utilities, including an oven and hob. The room also features tiled walling and a front facing window.

Bedroom 1

11'6" x 8'8"

This small double bedroom features built-in storage space and a window with a single half glass paned door that exits to the back of the property.

Bedroom 2

11'6" x 7'1"

This bedroom is a good sized single and features a rear aspect window, built in storage space and laminated flooring.

Bathroom

6'8" x 5'4"

The bathroom is equipped with toilet, wash hand basin, bath facilities and tiled walling.

Loft Space

23'3" x 15'8"

The loft floor offers space for future expansions as and if required.

Garden

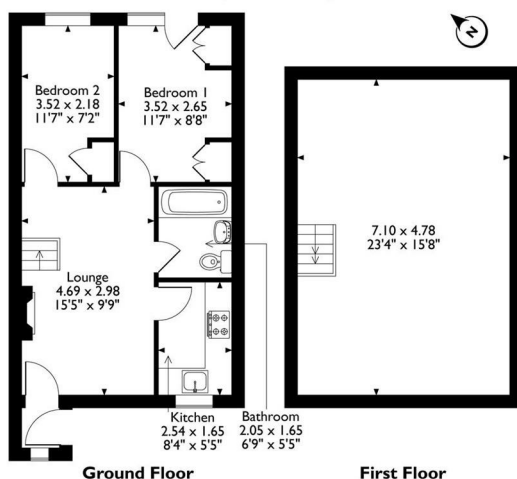
At the front of the property there is a small garden patch with shrubbery and a driveway offering off street parking that also leads to the front door. The enclosed garden at the back features pebbled ground coverage with a variety of shrubs and plants tastefully arranged over the entire area. At the very back of the garden there is a raised level with stepping stones and a small greenhouse ideal for growing seedlings.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: TPSC has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: TPSC has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Carder Drive, Brierley Hill Approximate Gross Internal Area 74 Sq M/797 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.