

# PTN Estates

Residential Sales & Lettings



27 Bickon Drive, Quarry Bank, Brierley Hill, DY5 2JF

£320,000

Located in Quarry Bank, this superior detached family residence which is tastefully decorated throughout is located within a quiet cul de sac within this modern estate and offers amazing space for a new built property.

With four double bedrooms, the master with ensuite shower room, superb through lounge, separate dining room, magnificent fitted kitchen with integral appliances, Belfast sink and breakfast bar, ground floor cloakroom and splendid family bathroom. Benefits include UPVC double glazing and gas central heating

Outside to the rear is a delightful garden and storage cupboard which was previously the rear of the garage, now converted to the dining room

To the front is a tarmacadam driveway for two vehicles

Hallway

Entered through a UPVC double glazed front door into a spacious hallway, with wood effect flooring and ceiling light point. Stairs lead up to the first floor and doors lead to the lounge, kitchen and cloakroom

Dining Room 2.64 x 3.52

This splendid dining room which was previously the garage benefits from UPVC double glazing to the front elevation, and ceiling light point

Through Lounge 3.33 x 7.42

This impressive through lounge which oozes light from the UPVC double glazed windows to the front of the property and patio doors to the rear, includes wood effect flooring, two ceiling light points and two gas central heating radiators. The main focal point is the the modern oak fire place inset with an electric log burner. Door leads in to the kitchen

Cloakroom/W.C 0.95 x 1.96

Comprising of a white close coupled W.C and corner mounted wash hand basin. Benefits include gas central heating radiator, ceiling light point and half ceramic wall tiles

Kitchen & Utility 5.13 max x 4.36 max

This magnificent fitted kitchen with distinctive utility area and ceramic floor tiling comprises of both base and wall grey units which include a built in wine rack and display unit. These are enhanced with oak effect curved edge work top., breakfast bar, Belfast sink with mixer tap and round single bowl stainless steel sink to the utility area. Additional features include integral appliances of washing machine, tumble dryer, fridge/freezer and dishwasher. benefits are two UPVC double glazed windows over looking the delight full rear garden, two ceiling light points, double and single gas central heating radiators and a Caple curved glass extractor hood. A UPVC double glazed door leads to the side of the rear garden

Stairs & Landing

With ceiling light point, gas central heating radiator and access hatch to loft. Six doors lead to the handy storage cupboard with water tank and shelving, bathroom and bedrooms

Bedroom One 3.15 x 4.50

Located to the front of the property and benefiting from UPVC double glazed windows, gas central heating radiator and ceiling light point. A door leads to the ensuite

Ensuite 2.20 max x 1.23

Comprising of a white suite that consists of a close coupled W.C, pedestal wash hand basin and single shower cubical with thermostatic mixer shower and folding glazed door. Benefits include UPVC obscure double glazed window to the front elevation, ceiling light point, gas central heating radiator and extractor fan

Bedroom Two 2.82 x 4.83

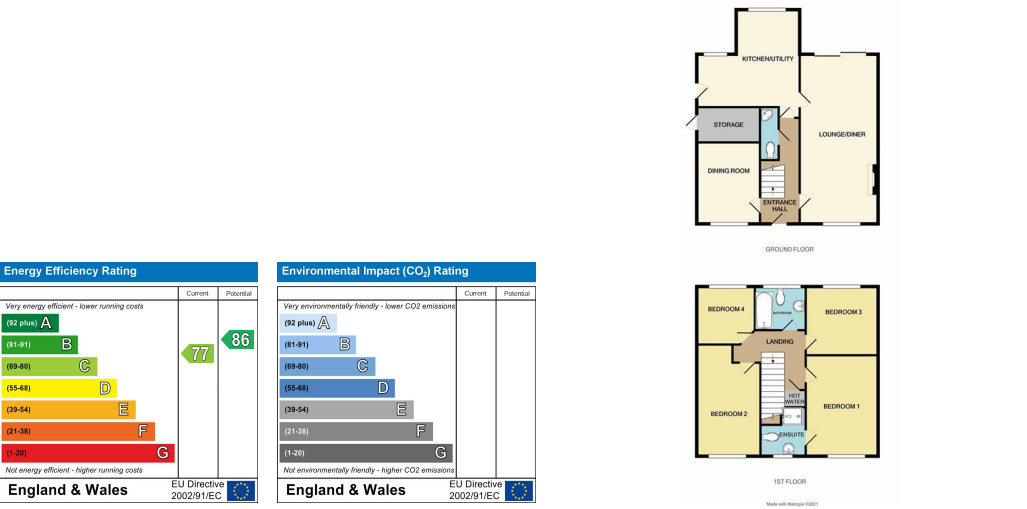
Located to the front of the property and benefiting from UPVC double glazed windows, gas central heating radiator and ceiling light point.

Bedroom Three 3.08 x 2.90

Located to the rear of the property and benefiting from UPVC double glazed windows, gas central heating radiator and ceiling light point

Bedroom Four 2.94 max x 2.32

Located to the rear of the property and benefiting from UPVC double glazed windows, gas central heating radiator and ceiling light point.



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Transparency

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