

# Grove.

FIND YOUR HOME



333 Gayfield Avenue  
Brierley Hill,  
West Midlands  
DY5 3JE

Offers In The Region Of £375,000



On Gayfield Avenue, Brierley Hill, this detached house presents an excellent opportunity for families and individuals. The location itself is a significant advantage, offering a peaceful residential environment while being conveniently close to local amenities, schools, and transport links. Whether you are looking to settle down in a family-friendly neighbourhood or seeking a spacious home with excellent parking facilities, this property on Gayfield Avenue is sure to meet your needs.

To comprise, the property boasts an entrance hall that provides access to a downstairs w.c., modernised kitchen, dual aspect and stairs to the first floor. The modernised kitchen has an attached conservatory, giving plenty of light and an open plan effect. The garage can be accessed through the conservatory. The dual aspect lounge-diner features Spanish arches between and French doors to the rear. Upstairs, the house features a well-appointed bathroom, ensuring convenience for all residents, and three bedrooms. One of the three bedrooms features an En suite shower room. To the rear is a landscaped garden with lawn, patio areas and side accessed. One of the standout features of this property is the generous parking space, accommodating up to five vehicles, which is a rare find in this area. This makes it ideal for families with multiple cars or for those who enjoy hosting visitors.

In summary, this detached house combines comfort, space, and practicality, making it a wonderful place to call home. Do not miss the chance to view this property and envision the possibilities it holds for you and your family. JH 04/02/25 V1

















#### Approach

Via tarmacadam driveway leading down to the side of the property to garage and side access, block paved step to double glazed obscured door with side panels.

#### Entrance hall

Dado rail, central heating radiator, doors leading to lounge, downstairs w.c. and kitchen.

#### Downstairs w.c.

Double glazed window to front with plantation style blinds, vanity wash hand basin with mixer tap, splashback tiling, low level flush w.c., central heating radiator.

#### Lounge diner 11'5" x 14'1" (3.5 x 4.3)

In the lounge there is double glazed bay window to front with plantation blinds, central heating radiator, t.v. point, decorative coving to ceiling, two archways to dining area.

#### Dining area 8'10" x 11'5" (2.7 x 3.5)

Double glazed French doors to rear, double glazed panels to either side, central heating radiator, door leading to kitchen.





















Kitchen 16'8" max 14'1" min x 9'2" (5.1 max 4.3 min x 2.8)

Double glazed window to side, under cabinet heaters, door leading to under stairs storage, complementary matching high gloss wall and base slow close units, roll top work surface over, one and a half bowl sink with mixer tap and drainer, splashback tiling to walls, integrated double oven and grill, gas hob and extractor over, integrated microwave, integrated fridge freezer, integrated dishwasher, arch leading to conservatory.

Conservatory 9'6" x 12'1" (2.9 x 3.7)

Double glazed windows to two sides, double glazed French doors to rear, vertical central heating radiator, door to garage.

First floor landing

Loft access including built in loft ladder, part boarded with lighting, dado rail, doors to bedrooms, bathroom and airing cupboard housing central heating boiler.

Bedroom one 12'1" x 11'9" (3.7 x 3.6)

Double glazed windows to front with plantation style blinds, central heating radiator, door to en-suite.

En-suite

Double glazed window to front, central heating radiator, vanity unit with wash hand basin above having mixer tap and storage below, splashback tiling, low level flush w.c., shower cubicle with shower over.

Bedroom two 11'5" x 9'2" (3.5 x 2.8)

Double glazed window to rear, central heating radiator, fitted wardrobes.

Bedroom three 8'2" x 9'10" (2.5 x 3.0)

Double glazed window to rear, central heating radiator, fitted wardrobes.

Bathroom

Double glazed window to side, tiled walls, wash hand basin, low level flush w.c., vertical central heating radiator and bath.



Garage 18'0" x 7'10" (5.5 x 2.4)

Roller shutter door to front, power, sink and drainer, space for washing machine and tumble dryer.

Rear garden

Slabbed patio area, decking area leading to decked steps to lawn area, additional decked seating area, further feature decked area to the rear corner and outside lighting.

Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Banding

Tax Band is D

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress your offer until these checks have been carried out.

Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are

confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.