

for sale

£210,000



## Swan Street Brierley Hill DY5 4DN

**\*\*A STYLISH TWO BEDROOM SEMI DETACHED FAMILY HOME IMMACULATELY PRESENTED AND REFURBISHED THROUGHOUT TO A HIGH STANDARD OF SPECIFICATION\*\*PERFECT FOR FIRST TIME BUYERS OR DOWN SIZERS\*\***

# Swan Street Brierley Hill DY5 4DN

## Hallway

Double glazed entrance door to the side elevation, double glazed window to the side, stairs to first floor accommodation, understairs storage cupboard, central heating radiator.

## Lounge

12' 9" x 12' ( 3.89m x 3.66m )

Double glazed window to the front elevation, electric fire with feature surround, t.v.point, central heating radiator.

## Kitchen Diner

11' 10" x 14' 5" ( 3.61m x 4.39m )

A fitted kitchen to comprise a range of wall and base units with roll top work surfaces over, one and a half bowl stainless steel sink & drainer unit, electric oven & hob with extractor, plumbing for washing machine, space for domestic appliances, down lighters, central heating radiator, double glazed patio doors to the rear.



## First Floor

### Landing

Storage cupboard, airing cupboard housing central heating boiler.

### Separate W.C.

Low level w.c., wash hand basin, central heating radiator, double glazed window to the side.

### Shower Room

Refitted suite to comprise shower cubicle with electric shower and glass shower screen, wash hand basin in vanity unit, chrome heated towel rail, tiling, loft access.

### Bedroom One

13' 3" x 11' 9" ( 4.04m x 3.58m )

Double glazed window to the front elevation, built-in wardrobe, central heating radiator.



### Bedroom Two

12' x 9' ( 3.66m x 2.74m )

Double glazed window to the rear, central heating radiator.

### Outside

To the front of the property block paved driveway giving off road parking for multiple vehicles. Generous well maintained private rear garden having paved patio area, lawned area with borders having various plants & shrubs.

### Office

9' 5" x 7' 9" ( 2.87m x 2.36m )

Double glazed window to the front elevation, wall heater, lighting, Storage area off with window to the rear. ( Former Garage ).





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref: DUD312863 - 0002

**Tenure:** Freehold

**EPC Rating:** C

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