

PTN Estates

Residential Sales & Lettings



7 Carder Drive, , Brierley Hill, DY5 3SR

£160,000

Superb bungalow situated in a quiet cul-de-sac location, two double bedrooms, attractive lounge, fitted kitchen, bathroom with shower over bath, conservatory, gas central heating, double glazing, landscaped rear garden, driveway and no upward chain.

Hallway

Upvc double glazed entrance door, ceiling light point, double glazed window to front elevation, tiled floor and wood and glazed door to the lounge

Attractive Lounge 2.94 x 4.72

Upvc double glazed window to the front elevation, ceiling light point, gas central heating radiator and doors off to the kitchen, two bedrooms and bathroom

Kitchen 1.65 x 2.54

Fitted kitchen with an array of wall and base units, rolled edge work surfaces, stainless steel single drainer sink unit, tiled walls, plumbing for automatic washing machine, recess for cooker and extractor hood, upvc double glazed window to the front elevation,

Bedroom One 2.49 x 3.46

Ceiling light point, gas central heating radiator, wooden double glazed window and door to the conservatory

Bedroom Two 2.14 x 3.46

Ceiling light point, gas central heating, wooden double glazed window to the rear elevation, loft access hatch

Bathroom 1.63 x 2.06

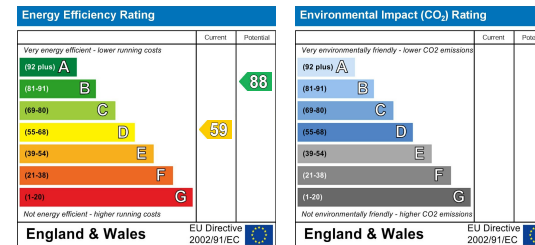
Benefiting from a coloured suite comprising of a low flush w.c, pedestal wash hand basin, panelled in bath with power shower and mixer tap, gas central heating radiator and upvc double glazed obscure window to the side elevation.

Conservatory 3.98 x 1.69

Upvc double glazed conservatory, power points and upvc door onto landscaped rear gardens.

Delightful Landscaped Garden

Paved rear garden with raised stocked borders, outside tap and side gate.



Accuracy of Brochures

PTN Estates understands that these sales particulars have been prepared in accordance with the Property Misdescriptions Act 1991. However, please be advised we may not have obtained vendor approval and therefore any fixtures and fittings listed within these sales particulars may not be included in the sale. We would therefore advise any purchaser to refer to the fixtures and fittings form provided by their solicitor and would suggest any queries are raised with their solicitor prior to an exchange of contracts.

Services/Disclaimer

Please note that it is not company policy to test any services or appliances offered for sale and these should be verified by the purchasers. These details do not constitute any part of any offer or contract. All measurements and floorplans are approximate and for guidance purposes only. No responsibility is taken for any errors, omissions or misstatements. In addition, no statement in these details is to be relied upon as representations of fact and the purchaser should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained in these details.

Transparency

We will always refer our purchasers and sellers to local reputable solicitors either Glover Priest, Barry Green, Stephenson or Waldrons. It is your decision whether you choose to instruct them. Should you decide to use them, please be aware that we will receive a referral fee of between £60 & £75 for recommending you. We routinely instruct K Hadley to carry out the Energy Performance Certificate on your behalf. It is your decision whether you instruct us. In making that decision, you should be aware that we receive preferential rates allowing us to benefit by £35.25 per transaction.