

# PTN Estates

Residential Sales & Lettings



12 Dadford View, , Brierley Hill, DY5 3TX

£130,000

FOR INVESTORS ONLY AS THE PROPERTY IS BEING SOLD WITH THE TENANT'S IN SITU

Located within this popular development close to Brierley Hill and the Merry Hill Complex,

Offering spacious accommodation with two bedrooms, impressive open plan lounge, superb fitted kitchen including built in oven and hob and splendid bathroom with shower over the bath. Benefits include electric storage heating, UPVC double glazing and allocated parking

Council Tax Band A

### Approach

Set behind a shaped lawn with a paved path leading to the front door

### Open Plan Lounge & Kitchen 6m x 4.5m

This superb open plan space offers great potential not only as a lounge but incorporating a distinctive dining area. With modern feature fire place inset with an electric fire, ceiling light point, UPVC double glazing to the front elevation and stairs to first floor. The kitchen area is compact with modern oak effect units, co ordinating

Work top, tastefully tiled flooring and splash back, single stainless steel sink unit and built in oven and hob with extractor hood. There is plumbing for an automatic washing machine and ceiling spot lights

### Master Bedroom 3.2m x 3.1m

With UPVC double glazing to the front elevation, electric storage heating, ceiling light point, built in wardrobes and cupboard housing the hot water tank

### Bedroom Two 2.7m x 1.8m

With UPVC double glazing to the front elevation, electric storage heating and ceiling light point

### Bathroom

This splendid bathroom with ceramic tiled walls and flooring consists of a white suite, comprising of a paneled in bath with Triton shower above and screen, pedestal sink unit, low flush W.C, ceiling light point, electric heating and extractor fan

### Communal Area

There is allocated parking and visitor's spaces

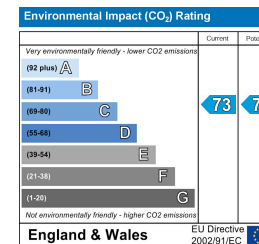
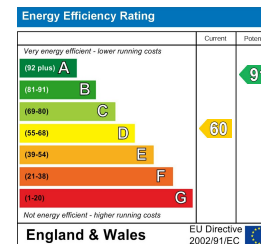


GROUND FLOOR



1ST FLOOR

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### 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's 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.

Property Mark Client Protection Scheme Ref: - C000837, Property Redress Scheme (PRS) – Membership No. PRS001624