

# PTN Estates

Residential Sales & Lettings



2 Larksfeld Mews, , Brierley Hill, DY5 2HH

£180,000

Charming two-bedroom freehold semi detached house with NO UPWARD CHAIN is nestled in a quiet cul-de-sac with a delightful view of trees to the rear. Close to local amenities including a good ofstead primary school, regular bus service and large supermarket

This property features two bedrooms, a splendid lounge, a spacious well-equipped kitchen with distinctive dining area and both an ensuite shower and a separate bathroom.

Outside, there's a block-paved driveway providing off-road parking for at least two vehicles and a tiered rear garden, perfect for relaxing or entertaining

Benefits include UPVC double glazing and gas central heating

Council Tax B

**Porch 0.99 max x 1.20**

Entered through a UPVC double glazed door into this handy porch area with ceiling light point, wood effect flooring and door to the lounge

**Lounge 3.86 max x 3.80**

This splendid lounge located to the front elevation boasts wood effect flooring and benefits from Georgian effect UPVC double glazing, gas central heating and ceiling light point. Stairs lead to the first floor and a door leads into the kitchen diner

**Kitchen With Distinctive Dining Area 3.83 x 3.17**

Located to the rear of the property and comprising of oak effect base and wall units complimented with tiled splash back, co-ordinating work surface, carbonate single and a half sink unit with mixer tap and a gas hob and electric oven. Further enhanced with a very handy walk in storage cupboard, along with plumbing for both a automatic washing machine and dish washer. Benefits include gas central heating, two ceiling light points and Georgian UPVC double glazed windows and door

**Landing 1.89 x 2.59 max**

With Georgian UPVC double glazing to the side elevation, ceiling light point and access hatch to the loft. Doors lead to the two bedrooms and bathroom

**Bedroom One 3.08 max x 3.60 to the wall**

Located to the front of the property and boasting fitted mirror wardrobes to one side. Benefits include a handy built in cupboard with shelving which is home to the recently fitted Ideal boiler, wood effect flooring, gas central heating, ceiling light point and Georgian UPVC double glazing. Archway leads to the ensuite

**Ensuite 1.22 x 0.96**

Comprising of a pedestal sink and single shower cubical with Triton power shower. Complimented with tasteful tiled splash back and flooring. Benefits include ceiling light point and obscure UPVC double glazing to the front elevation

**Bedroom Two 1.95 x 3.29**

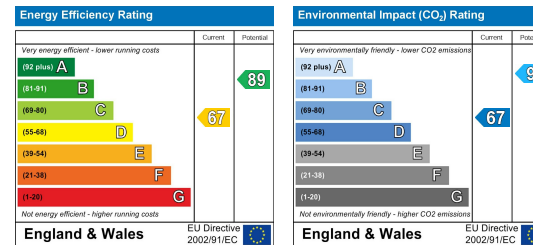
Located to the rear elevation and benefiting from wood effect flooring, gas central heating, ceiling light point and Georgian UPVC double glazing.

**Bathroom 1.82 x 1.70**

Located to the rear elevation and comprising of a paneled bath, low flush W.C and pedestal wash hand basin. Complimented with gold effect fittings and tasteful tiled splash back. Benefits include obscure UPVC double glazing, gas central heating and ceiling light point

**Rear Garden**

This generously sized tiered rear garden with mature trees to the rear adding complete privacy. Holding immense potential, boasting a shaped lawn, complemented by a paved patio and pathway. Ascending the steps reveals a stunning polar white Cotswold-effect stoned area, further elevated to another section adorned with faux lawn, completing the picturesque landscape. Added bonus's are the gated access to the driveway, wooden shed and cold water tap



**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.

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