

# PTN Estates

Residential Sales & Lettings



2B Exchange Street, , Brierley Hill, DY5 1HL

£250,000

Newly re-appointed bungalow, conveniently positioned close to the Merry Hill Centre, local amenities, and bus routes. Situated back from the road behind a gravel driveway, adorned with a footpath, well maintained lawn and a flowerbed.

This expansive property boasts two bedrooms, alongside a contemporary open-plan living area containing a stylish kitchen with ample space for a distinctive dining and living area. Enhanced by UPVC patio doors, providing access to the landscaped rear garden with small patio area and mature hedges for privacy

The recently renovated shower room features a sleek thermostatic shower, complemented by a chic vanity unit and WC.

Benefits include UPVC double glazing & gas central heating.

Council Tax B

NO UPWARD CHAIN

### Open Plan Living / Dining Kitchen 6.89 x 5.30 (max)

The expansive open-plan living area offers ample room for both a distinguished dining setting and a comfortable lounge area. The well-appointed kitchen features sleek white J-pull handleless wall and base units, accentuated by oak-effect rolled-edge work surfaces. Completing the ensemble is a stainless steel single sink unit with a modern mixer tap, alongside built-in appliances including an electric oven, induction hob, and chimney-style extractor hood.

Enhancing the functionality and appeal of this space are the benefits of gas central heating, ceiling light points, UPVC double patio doors leading to the rear elevation, and a generously sized storage cupboard.

### Bedroom One 3.42 x 3.48 (max)

The primary bedroom, positioned at the front elevation, features an elegant bay window that bathes the space in natural light. Complemented by ceiling light points and gas central heating.

### Bedroom Two 2.57 x 3.0

Oozing with sunshine this second bedroom benefits from UPVC double glazed window, gas central heating and ceiling light point

### Shower room 2.67 x 1.87 (max)

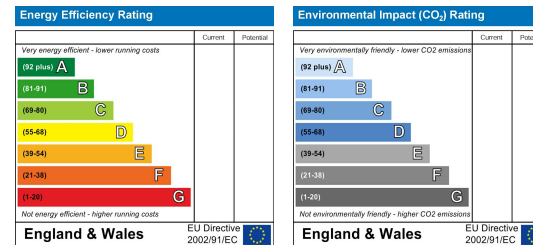
This sleek and contemporary newly refitted shower room boasts modern elegance at every turn. Complete with a spacious single shower unit, a chic vanity unit, and a WC, it offers both functionality and style. The pristine white part-tiled walls and wood-effect flooring create a fresh and inviting ambiance, while the ceiling light point illuminates the space beautifully.

### Rear Garden

Paved patio area, laid to lawn, side gate, outside tap

### Front Garden

Paved pathway, driveway (subject to the kerb being lowered), car charging point



### 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.

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