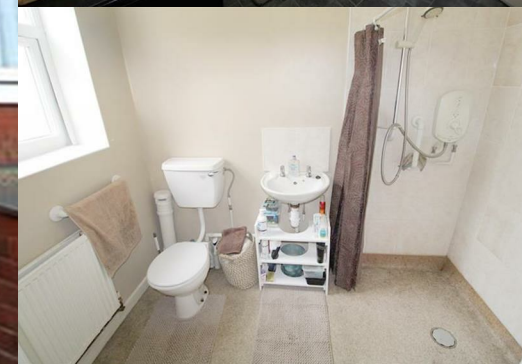


PTN Estates

Residential Sales & Lettings



88 Thorns Road, , Brierley Hill, DY5 2JU

£180,000

Superb Victorian villa with three bedrooms and two reception rooms, it offers plenty of space for both living and entertaining. The fitted kitchen is a wonderful convenience, and having a ground floor wet room adds practicality and accessibility. The delightful rear garden must be a lovely retreat, especially during warmer months. And being opposite Stevens Park likely provides easy access to outdoor leisure activities.

Lounge 3.81 x 3.78

Attractive lounge with a wooden fire surround, tiled hearth and electric fire, ceiling light point, gas central heating radiator, wooden entrance door, upvc double glazed window to the front elevation, wooden picture rails and coving

Lobby

Door to cellarette and arch to dining room

Dining Room 3.81 x 3.79

Wooden fire surround, tiled hearth with electric fire, gas central heating radiator, ceiling light point, upvc double glazed window to rear elevation, wooden picture rails, coving and original recess cupboard, door to stairs and door to inner hallway

Inner Hallway 1.59 x 1.40

Wood and glazed door to the rear garden, ceiling light point, loft access hatch and door through to the kitchen

Fitted Kitchen 2.51 x 2.37

Benefiting from Beech effect wall and base units, stainless steel sink unit, rolled edge work tops, tiled splashbacks, plumbing for automatic washing machine, recess for fridge/ freezer, gas cooker point, wall mounted Ideal Logic boiler, ceiling light point, upvc double glazed window to the side elevation and wood panelled door into wet room

Wet Room 2.51 x 1.59

Low flush wc, wash hand basin, Triton electric shower, tiled wet area, safety flooring, enclosed ceiling light point , gas central heating radiator and upvc double glazed window to the side elevation.

Landing

Ceiling light point, loft access hatch and doors off to the three bedrooms

Bedroom One 3.81 x 3.70

Two upvc double glazed windows to the rear elevation, gas central heating radiator and ceiling light point

Bedroom Two 3.14 x 3.80

Upvc double glazed window to the front elevation, gas central heating radiator, ceiling light point and door to over stairs storage cupboard

Bedroom Three 1.85 x 2.81

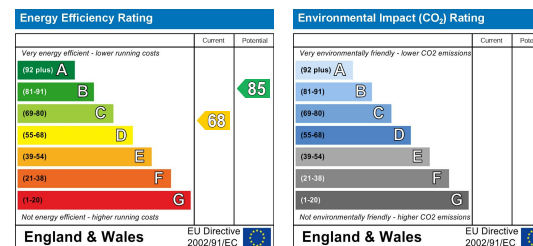
Upvc double glazed window to the front elevation and ceiling light point

Rear Garden

Delightful rear garden with useful metal work shed and wooden lean too and laid to lawn

Front Garden

Decorative stoned driveway (subject to kerb being lowered) path way and wooden gate through to passageway to rear of the house



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