

# PTN Estates

Residential Sales & Lettings



7A School Street, , Brierley Hill, DY5 4HQ

£220,000

This modern freehold semi-detached house is set back from the road by a block paved driveway with the added privacy of a dwarf wall.

With three bedrooms offering plenty of space for a growing family or those who enjoy having extra room for guests or hobbies. The fitted dining kitchen is likely a wonderful space for gathering and entertaining, and having an attractive lounge adds to the comfort and style of the home.

The inclusion of a ground floor WC adds convenience, and having a first-floor bathroom is always a plus for accessibility. A driveway and detached garage are great features, providing ample parking space and storage options. The cherry on top? No upward chain, meaning a smoother and potentially quicker buying process

Council Tax A

**Porch 1.06 x 0.97**

With Upvc double glazed door and window, ceiling light point and wood and glazed door giving access to the hallway

**Hallway**

With gas central heating, ceiling light point, door to lounge and stairs leading to the first floor

**Lounge 2.95 x 4.93**

This spacious lounge located to the front elevation boasts Upvc double glazing, ceiling light point, two wall lights and gas central heating

**Inner Lobby**

With ceiling light point, handy under stairs storage cupboard, doors to W.C and kitchen with a distinctive dining area

**WC 1.04 x 1.90**

Comprising of a Low flush W.C and wall mounted wash hand basin, with gas central heating, ceiling light point and Upvc double glazing to the rear elevation

**Fitted kitchen & Distintive Dining Area 4.08 x 2.90**

This modern fitted kitchen offers an array of grey shaker style wall and base units, complimented with marble effect rolled edge work surface and stainless steel single sink unit. Further enhanced with tasteful ceramic tiled splash back and flooring, built in oven, hob and extractor hood. Benefits include plumbing for automatic washing machine, ceiling light point, gas central heating and Upvc double glazed French doors to the rear garden

**Landing**

With ceiling light point, access hatch to loft and doors leading off to the three bedrooms and bathroom

**Bedroom One 3.8 (max) x 2.89**

Located to the front elevation with two Upvc double glazed windows, ceiling light point and gas central heating

**Bedroom Two 2.85 x 2.90**

With Upvc double glazed to the front and rear elevation, gas central heating and ceiling light point

**Bedroom Three 2.32 x 2.73 (max)**

Located to the rear elevation with Upvc double glazing, gas central heating and ceiling light point

**Bathroom 2.01 x 2.01**

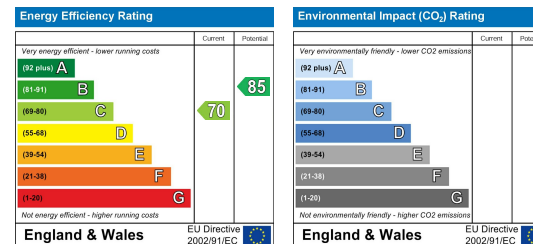
Comprising of a white three piece suite that consists of a close coupled W.C pedestal wash hand basin and paneled in bath with shower above. Complimented with tasteful ceramic part tiled walls, gas central heating, ceiling light point and Upvc double glazing to the side elevation

**Rear Garden**

This easily maintained rear garden offers a paved patio and pathway leading to the detached garage, along with decorative stones, external tap and gated access to the front elevation

**Detached Garage**

With up and over vehicle door along with a Upvc side entrance door, ceiling light point, power points and useful apex storage



**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.