

PTN Estates

Residential Sales & Lettings



32 Mousehall Farm Road, , Brierley Hill, DY5 2LS

£180,000

This charming freehold three-bedroom end townhouse with NO UPWARD CHAIN offers ready to move in accommodation

With the perfect blend of privacy and convenience. Tucked away from the road via a private pedestrian pathway, and surrounded by a cluster of houses, this residence enjoys a peaceful atmosphere.

Upon entry, you are greeted by a spacious and inviting layout. The heart of the home is the large family kitchen, ideal for gathering and entertaining. Adjacent, the lounge boasts ample natural light and garden views.

Accommodation comprises two generously sized double bedrooms, providing ample space for rest and rejuvenation, along with a larger than average single bedroom

Completing the living space is a well-appointed family bathroom, featuring a shower over the bath for added convenience.

A private rear garden boasting both lawn and paved areas. Perfect for al fresco dining, gardening endeavors, or simply unwinding amidst nature's beauty.

Conveniently located and benefiting from land to the side of the property, this home offers a harmonious blend of comfort and practicality.

Council Tax Band B

Entrance porch 1.2 x 1.8

Complete with UPVC double glazed door and window to side elevation and UPVC double glazed windows to front elevation and ceiling light point

Kitchen 4.5 x 3.1

Complete with white wall and floor units, roll edge work tops, two ceiling light points, UPVC double glazed windows to front elevation, sink and drainer, plumbing for automatic washing machine and gas central heated radiator

Lounge 4.5 x 4.6

Complete with ceiling light point, double gas central heated radiator, UPVC double glazed windows and UPVC double glazed door to rear elevation, with stairs rising to 1st floor landing

Landing 1.8 x 3.1

Landing with ceiling lights and large storage cupboard

Bedroom 1 2.6 x 4.3

Double glazed UPVC window to rear elevation, ceiling light point and gas central heating radiator

Bedroom 2 2.6 x 3.5

Complete with UPVC double glazed window to front elevation, ceiling light point and gas central heated radiator

Bedroom 3 1.8 x 2.5

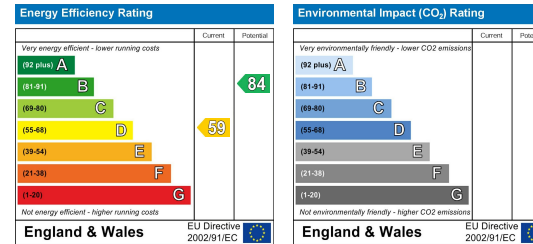
Ceiling light point, central heated radiator and UPVC double glazed window to rear elevation

Bathroom 1.7 x 2

Complete with three piece white suite and handbasin set in vanity unit, electric shower over bath, UPVC obscure double glazed window to front elevation, ceiling light point and gas central heated radiator

Rear Garden

With fully fenced borders lawn and paved areas



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