

PTN Estates

Residential Sales & Lettings



7 New Town, , Brierley Hill, DY5 3XU

£170,000

Welcome to this charming freehold mid-terrace house with NO UPWARD CHAIN located in the desirable New Town area of Brierley Hill. As you step inside, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests.

This lovely property boasts two well-appointed bedrooms, ideal for a small family or those in need of a guest room or home office. The dining kitchen is a delightful space where you can enjoy preparing and sharing meals with loved ones.

One of the standout features of this home is the conservatory, offering a tranquil spot to unwind and enjoy the views of the surrounding area. The refitted shower room adds a touch of modern luxury to the property, ensuring your comfort and convenience.

Parking is always a breeze with space for up to three vehicles, making it convenient for you and your visitors. The improved modern terrace design of the house adds to its overall appeal, providing a stylish and comfortable living environment.

Don't miss out on the opportunity to make this house your home in the heart of New Town. Book a viewing today and discover the endless possibilities this property has to offer.

Council Tax A

Lounge 3.59 x 3.92

Entered through a new composite door into this welcoming lounge boasting wood effect flooring and a modern fire place with marble hearth and back inset with a coal effect electric fire. complimented with UPVC leaded double glazing to an open aspect beyond along with an artex ceiling with light point and, electric slim line heater. Stairs lead to the first floor and door leads into the dining kitchen

Kitchen 3.61 x 2.77

This fabulous spacious kitchen with distinctive dining area and walk in storage cupboard with shelving comprises of oak effect base and wall units, complimented with ceramic bowl and a half sink unit with mixer tap, tasteful tiled splash back and flooring along with marble effect rolled edge work surface. Further enhanced with an electric cooker, artex ceiling with light point, UPVC leaded window and door to conservatory

UPVC Double Glazed Conservatory 3.10 x 2.43

This fabulous recent edition to the property adds a second reception room whilst enjoying views of the delightful rear garden With ceramic tiled flooring, slim line electric heater, wall mounted light point and French doors leading to the garden

Landing 1.81 x 0.84

With access hatch to loft, artex ceiling with light point and slim line electric heater. Doors lead to two bedrooms and refitted shower room

Bedroom One 3.60 x 3.66

Located to the front elevation with UPVC double glazed leaded windows, artex ceiling with light point and handy built in cupboard with shelving

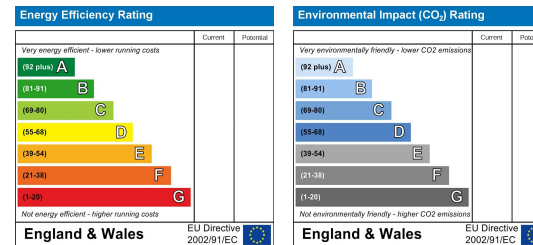
Bedroom Two 1.86 x 3.11

Located to the rear elevation with UPVC double glazed leaded windows, artex ceiling and light point

Re Fitted Shower Room 1.67 x 2.23

This fabulous refitted shower room is located to the rear of the property, comprises of a double shower cubical with Triton shower and Aqua boarding, stylish modern vanity unit inset with a wash hand basin and close coupled W.C. Complimented with tasteful ceramic tiled splash back, wood effect flooring and a chrome effect ladder style heated towel rail.. Benefits include UPVC obscure leaded double glazed window, artex ceiling and light point

This most delightful and easily maintained rear garden benefits of a paved area, with side access gate and handy shed



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.