

PTN Estates

Residential Sales & Lettings



16 Dunns Bank, , Brierley Hill, DY5 2ET

£300,000

Welcome to this charming 1920's detached house located in the sought-after area of Dunns Bank, Quarry Bank. This property has been meticulously improved to high standards, offering a perfect blend of character and modern convenience. With an added bonus of a potential two storey extension to the side of the property

As you approach the house, you'll notice its elevated position from the road, providing both privacy and a lovely view. Step inside, and you'll be greeted by a warm and inviting atmosphere. The property boasts one bathroom, perfect for your daily routines, and three bedrooms offering ample space for the whole family.

With two reception rooms, there's plenty of space to entertain guests or simply relax with your loved ones. The layout of the house is thoughtfully designed to cater to your every need, whether it's a quiet night in or a lively gathering.

Don't miss the opportunity to make this house your home. With its characterful 1920's charm, modern upgrades, and ideal location, this property is sure to capture your heart. Contact us today to arrange a viewing and start envisioning your life in this wonderful abode.

Council Tax D

Hallway 2.13 x 4.22

Entered via a UPVC double glazed stained glass door into the hallway, part herringbone flooring, ceiling light point, stairs to first floor, under stairs cupboard, picture rails, doors to the two reception rooms, kitchen and Veranda

Lounge 3.19 x 4.16

This magnificent lounge located to the front elevation boasts an enchanting UPVC double glazed bay window along with a log burning fire set on a tiled hearth with reclaimed wooden mantelpiece. Benefits include gas central heating radiator, original internal doors, picture rails and ceiling light point

Dining Room 3.18 x 3.48

With most impressive and convenient UPVC Double glazed bi fold doors leading to the magnificent rear garden and benefits that include ceiling light point, gas central heating radiator and picture rails

Re Fitted Kitchen 2.10 x 3.21

This fabulous re-fitted kitchen comprises of both wall and base shaker styled units, complimented with integral oven, ceramic electric hob, chimney styled extractor hood, fridge and freezer. Further enhanced by a single stainless steel sink unit with mixer tap and plumbing for a dishwasher. Benefits include, original tiled floors, ceiling light point and wall mounted boiler

Verandah

With Upvc double glazed doors to front and rear gardens, plumbing for automatic washing machine and dryer, light point and doors off to store and WC

Landing 2.15 x 2.51

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

Bedroom One 3.20 x 3.96 (into bay)

Located to the front elevation and benefiting from Upvc double glazed bay window, ceiling light point and gas central heating radiator

Bedroom Two 3.20 x 3.50

Located to the rear elevation and benefiting from Upvc double glazed windows, ceiling light point and gas central heating radiator

Bedroom Three 2.14 x 3.21

Located to the front elevation and benefiting from Upvc double glazed bay window, ceiling light point and gas central heating radiator

Bathroom 2.11 x 1.58

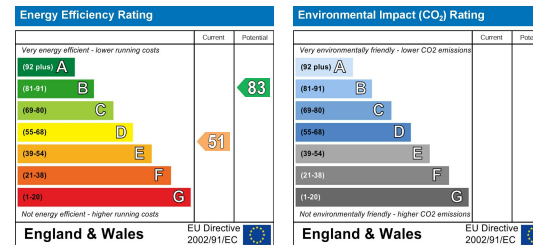
This most impressive Re-fitted bathroom comprises of a paneled in bath with boiler fed shower above, close coupled WC and wash hand basin set in a stylish vanity unit. Complimented with tasteful ceramic tiled walls, ceiling light point, obscure UPVC double glazed window to the front elevation and ceiling light point

Rear Garden

This most delightful rear garden offers an arrangement of well stocked borders offering colour and definition with a paved patio area and shaped lawn. Gated access leads to the the driveway

Garage & Driveway

This most imposing driveway is set behind wrought iron gates offering privacy and added security. The beautiful front garden is laid to lawn and draped with an abundance of flowers, shrubs and trees The garage is located to the side of the property



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's 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.