

PTN Estates

Residential Sales & Lettings



59 Wells Road, , Brierley Hill, DY5 3TB

£175,000

Welcome to this charming freehold two bedroom semi-detached house located on Wells Road. This delightful property boasts a cosy reception room, perfect for relaxing after a long day, and a dining kitchen where you can enjoy delicious meals with your loved ones.

With parking space for 2 vehicles, you'll never have to worry about finding a spot after a busy day out. The convenience of a shower room ensures that your mornings will be a breeze, and the gas central heating will keep you warm and comfortable throughout the year.

Situated close to town and schools, this property offers the perfect blend of tranquility and accessibility. Whether you're looking to settle down or seeking a new investment opportunity, this two bed semi is sure to capture your heart.

Council Tax A

Approach

Set back from the road behind wrought iron security gates with a paved driveway, shaped lawn and well matured borders along with decorative stones

Hallway 1.8 x 3.3

Entered via the UPVC entrance door into the spacious hallway complete with a handy under stair storage cupboard and benefiting from ceiling light point gas central heating and UPVC double glazing to side elevation

Lounge 3 x 3.3

Located to the front elevation the main focal points to this splendid lounge are the UPVC double glazed bay windows and the brick built fire surround. Benefits include gas central heating and ceiling light point

Breakfast Kitchen 3.2 x 5

Located to the rear elevation this fitted kitchen with distinctive dining area comprises of both wall and base cream shaker style units complimented with tasteful coordinated wood effect rolled edge work top and splash back. Further enhanced with a single stainless steel sink unit with mixer tap, built in ceramic hob, oven and chimney style extractor hood. Benefits include plumbing for automatic washing machine, handy under stairs storage cupboard, two ceiling light points double glazed windows and door to rear elevation,

Landing 1.9 x 1.7

Complete with UPVC double glazing to side elevation ceiling light point, gas central heating and hatch to boarded loft with access ladder

Bedroom One 4.9 x 3

Located to the front elevation boasting fitted mirror fronted wardrobes and benefiting from gas central heating, UPVC double glazing and ceiling light point

Bedroom Two 3 x 3.5

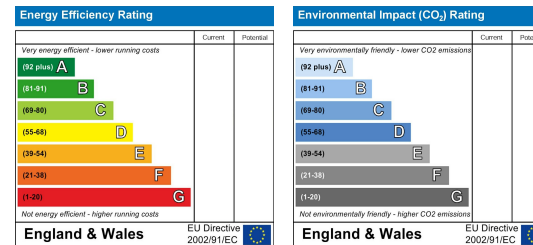
Located to the rear elevation and boasting two fitted wardrobes and benefiting from ceiling light point, gas central heating and UPVC double glazing

Shower Room 1.8 x 1.6

This attractive shower room comprises of a corner shower cubical with electric shower, stylish vanity unit inset with a wash hand basin and close coupled W.C Complimented with tasteful ceramic tiled walls and benefiting from extractor fan, ceiling light point, double glazing to side elevation double gas central heating

Rear Garden

With ornate stones and two separate patio areas this garden offers lots of potential and benefits from a handy brick built store



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.

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