

# PTN Estates

Residential Sales & Lettings



7 Bankwell Street, , Brierley Hill, DY5 1PN

£175,000

Welcome to Bankwell Street, Brierley Hill - a charming location for this delightful freehold two-bedroom semi-detached house. As you step inside, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests. The property boasts two well-appointed bedrooms, offering ample space for a small family or those in need of a guest room or home office.

Some of the standout feature's of this lovely home is the conservatory, providing a bright and airy space to enjoy your morning coffee or unwind with a good book. The ground floor WC adds convenience to your daily routine and the wet room offering convenience. The low-maintenance artificial grass in the garden ensures you can enjoy the outdoor space without the hassle of constant upkeep.

Parking is made easy with your own private driveway, offering convenience and peace of mind.

Council Tax A

**Approach**

Set back from the road behind a tarmacadam driveway, complimented with block paved edging and benefiting from an electric car charging point and parking for at least two vehicles. A side gate leads to the rear garden. A composite entrance door leads into the hallway.

**Hallway**

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

**Lounge 3.94 x 3.65 (max)**

Located to the front elevation this splendid modern lounge benefits from Ceiling light fan, gas central heating and UPVC double glazing and door to the ground floor WC

**Ground Floor W.C 0.87 x 0.47**

This exceptionally handy ground floor Saniflo W.C is complimented with a wall mounted corner wash hand basin and benefits from ceiling light point, safety flooring, electric heater, extractor fan and UPVC obscure double glazing to the side elevation

**Kitchen 1.90 x 5.05**

Located to the rear elevation with wall mounted Worcester boiler this kitchen comprises of light beech effect wall and base units, with breakfast bar is complimented with marble effect rolled edge work top, tasteful tiled splash back and flooring is further enhanced with stainless steel effect single sink unit with mixer tap, plumbing for an automatic washing machine, electric cooker point and extractor hood. benefits include two ceiling light points, gas central heating and UPVC double glazing to the side and rear elevation along with a UPVC door leading to the rear garden

**Conservatory 2.91 x 2.63**

This fabulous UPVC white double glazed conservatory boasts ceramic tiled flooring

**Landing**

With ceiling light point, UPVC double glazing to the side elevation and access hatch to loft

**Bedroom One 4.0 x 2.95**

Located to the front elevation with UPVC double glazing, gas central heating, ceiling light point and wood effect flooring

**Bedroom Two 3.07 x 2.88**

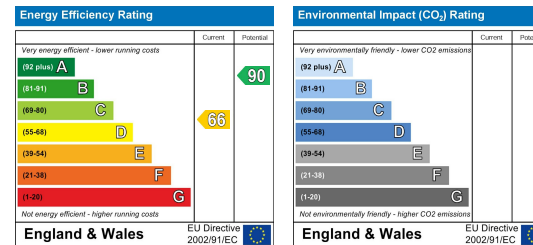
Located to the rear elevation with UPVC double glazing, ceiling light point and gas central heating

**Wet room 1.7 x 1.8**

This wonderful edition to the property adds ease and convenience comprising of a Mira electric shower, low flush W.C and wall mounted wash hand basin. Complimented with specialist safety flooring and ceramic wall tiling. Benefits include gas central heating, ceiling light point, extractor fan and UPVC double glazing to the rear elevation

**Rear Garden**

This beautifully easily maintained rear garden boasts artificial grass and a raised area complimented with Cotswold effect chippings and two handy storage sheds



**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.

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