

PTN Estates

Residential Sales & Lettings



14 Bradleymore Road, , Brierley Hill, DY5 3HP

£135,000

Welcome to this charming freehold terrace house located on Bradleymore Road in the delightful area of Brierley Hill. This property with a cosy lounge is perfect for relaxing or entertaining guests. With two large bedrooms, there's plenty of space for a small family or guests to stay over.

One of the standout features of this house is the separate dining room, ideal for hosting dinner parties or enjoying family meals together. The convenience of having a first-floor bathroom adds a touch of luxury to this lovely home.

Step outside to discover the rear courtyard, a tranquil space where you can unwind after a long day or enjoy a morning coffee in the fresh air. With gas central heating and UPVC double glazing, you can stay warm and comfortable throughout the colder months.

Council Tax A

Approach

This well appointed and spacious terrace house is set back from the road behind a dwarf wall and entered through a wood and glazed entrance door

Lounge 3.70 x 3.21

The main focal points of this splendid room are the brick fire surround and the impressive UPVC double glazed bay windows. Benefits include gas central heating, ceiling light point and handy under stairs storage cupboard. Door leads into dining room.

Dining Room 3.69 x 3.46

Located towards the rear elevation with tiled fireplace, ceiling light point, gas central heating and UPVC double glazing. Doors leads into the kitchen and stairs lead to the first floor

Kitchen 2.20 x 3.46

This recently refitted kitchen with wall mounted Worcester Bosch boiler comprises of cream wall and base units, complimented with tasteful tiled splash backs, light oak effect work top and a single and a half stainless steel effect sink unit with mixer tap. Further enhanced with built in Electrolux, oven and gas hob with extractor hood. Benefits include ceiling light point, gas central heating and UPVC double glazed door and window to side elevation

Stairs & Landing

With ceiling light point

Bedroom One 3.61 x 3.48

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

Bedroom Two 3.26 x 2.89

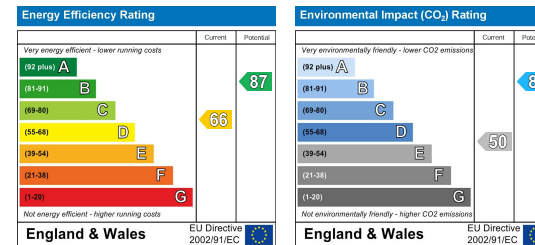
Located to the front elevation with UPVC double glazing, ceiling light point and gas central heating

Bathroom 1.65 x 3.24

Located to the front elevation and comprising of a paneled in bath with with shower over, low flush W.C and pedestal wash hand basin. Complimented with half tiled walls, gas central heating, ceiling light point and UPVC double glazing

Rear Court Yard

With a paved area which is complimented with decorative stone and a handy brick build 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'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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