

PTN Estates

Residential Sales & Lettings



10 Hamble Close, , Brierley Hill, DY5 4QJ

£195,000

Welcome to this charming two-bedroom freehold modern semi detached home located in the desirable Hamble Close, Brierley Hill with detached garage and delightful rear garden. This reappointed property boasts two reception rooms, offering versatility for your living arrangements.

Upon entering, you are greeted by a cosy lounge, perfect for relaxing after a long day. The separate dining room provides an excellent space for entertaining guests or can easily be converted into a third bedroom to suit your needs.

The well-equipped kitchen is ideal for preparing delicious meals and leads out to the rear garden, where you can enjoy some outdoor tranquillity.

With two bedrooms and a bathroom completing the accommodation, along with gas central heating and UPVC double glazing this home offers a comfortable and practical living space for individuals or small families.

Council Tax B

Approach

Beautifully set back behind a large shaped lawn with paved pathway, decorative stone area and gated access

Hallway

With ceiling light point, UPVC double glazed door and window to side elevation, stairs to first floor and doors to lounge and kitchen

Lounge 3.56 x 4.26

Located to the front of the property this splendid recently decorated room boasts oodles of natural light thanks to the large UPVC double glazing benefits include wood effect flooring ceiling light point and two gas central heating radiators

Kitchen 2.36 x 3.50

With oodles of natural light this reappointment kitchen with wall mounted boiler comprises of both grey wall and base units, complimented with rolled edge work top and tasteful ceramic tiled splash back and flooring. Further enhanced with stainless steel effect sink unit, built in electric oven, gas hob and extractor hood. Benefits include UPVC double glazed windows to the side elevation and door to the rear garden

Dining Room/Bedroom Three 3.03 x2.24

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

Landing

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

Bedroom One 3.58 x 3.25

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

Bedroom Two 3.56 x 3.35

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

Bathroom 1.84 x 2.12

This refitted bathroom comprises of a stylish corner vanity unit inset with a wash hand basin, paneled in bath with Triton shower above and screen. Complimented with a chrome ladder style heated towel rail and tasteful tiled walls. Benefits include obscure UPVC double glazing to the side elevation and ceiling light point

Separate W.C 0.92 x 1.48

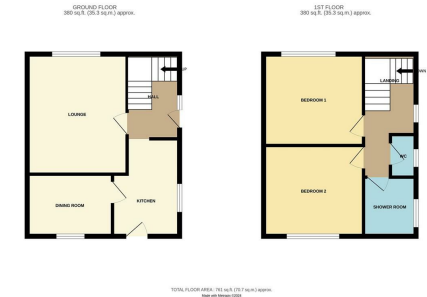
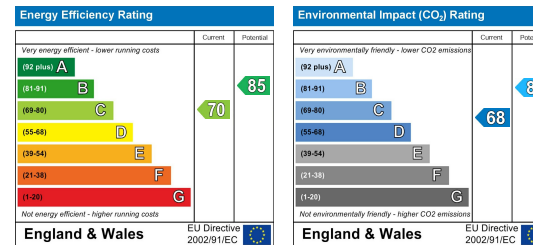
Comprising of a new single W.C unit with gas central heating, ceiling light point and obscure UPVC double glazing

Detached Garage

With up and over door for vehicle access, window, ceiling light and power point

Rear Garden

This delightful private space offers a paved patio, shaped lawn, flowerbed and paved pathway to rear gate



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.

Property Mark Client Protection Scheme Ref: - C000837, Property Redress Scheme (PRS) – Membership No. PRS001624