

PTN Estates

Residential Sales & Lettings



34 King Street, Quarry Bank, Brierley Hill, DY5 2DH

£240,000

Welcome to this charming freehold property located on King Street in the delightful area of Quarry Bank This extended semi-detached house boasts a warm and inviting atmosphere that is perfect for a new family to call home.

As you step inside, you are greeted by three good-sized bedrooms, providing ample space for relaxation and privacy. The two reception rooms offer versatility, whether you fancy a cosy night in or entertaining guests.

The fitted kitchen benefits from an array of wall and base units. With the convenience of a ground floor bathroom and a first-floor shower room, getting ready in the morning will be a breeze for everyone in the household.

Outside, the property features well-stocked front and rear gardens, perfect for enjoying a cup of tea on a sunny afternoon. The garage and driveway provide ample parking space, ensuring that you never have to worry about finding a spot for your vehicle.

Council Tax B

Approach

Set back from the road behind a dwarf and tarmacadam driveway with single garage to the side. UPVC double glazed entrance door leads into the spacious lounge

Lounge 3.95 x 3.63

The main focal point of this splendid lounge is the Cotswold stone effect fire surround which sweeps across the wall inset with shelving. Benefits include gas central heating, UPVC double glazing and ceiling light point. Wood and glazed door leads to the inner lobby

Dining Room 3.93 x 3.64

Located towards the rear of the property, boasting a Cotswold stone effect fireplace inset with a coal effect gas fire. Benefits include UPVC double glazing, gas central heating and an artex ceiling with light point. There is a handy under stairs storage cupboard and a wood and glazed door leading in to the kitchen.

Kitchen 1.77 x 3.22

Located towards the rear of the property and comprising of an array of oak effect wall and base units, complemented with a stainless steel single sink unit, with mixer tap, rolled edge work surfaces and ceramic tiled flooring and splash back. Further enhanced with plumbing for automatic washing machine and recess for a gas cooker. Benefits include ceiling strip light, UPVC double glazing to the side elevation and a folding door to the rear lobby

Rear Lobby

With UPVC double glazed door to the side elevation and door leading into the bathroom

Bathroom 1.63 x 2.65

Comprising of a coloured bathroom suite with low flush W.C, wash hand basin set in vanity unit and paneled in bath. Complimented with part tiled walls, gas central heating radiator, ceiling light point and UPVC double glazing to the side elevation. There is a handy storage cupboard benefiting from a radiator

Inner Lobby

Stairs to first floor and wood and glazed door to dining room

Landing

UPVC double glazing to the front elevation, access hatch to loft, ceiling light point and doors off to the three bedrooms and shower room

Bedroom One 3.93 x 3.64

Located to the front elevation, boasting fitted wardrobes and benefiting from UPVC double glazing, ceiling light point and an ornate fireplace

Bedroom Two 3.93 x 3.61

Located to the front elevation with UPVC double glazing, gas central heating radiator, ceiling light point and handy over stairs storage cupboard

Bedroom Three 2.41 x 3.14

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



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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