

# PTN Estates

Residential Sales & Lettings



2A Exchange Street, , Brierley Hill, DY5 1HL

£280,000

Newly re-appointed home, conveniently positioned close to the Merry Hill Centre, local amenities, and bus routes. Situated back from the road behind a gravel driveway, adorned with a footpath and, well maintained lawn.

This expansive property boasts four bedrooms, alongside a contemporary open-plan living area containing a stylish kitchen with ample space for a distinctive dining and living area. Enhanced by UPVC patio doors, providing access to the large rear garden with patio area .

The recently renovated bathroom features a sleek thermostatic shower, complemented by a chic vanity unit and WC.

Benefits include UPVC double glazing & gas central heating.

Council Tax TBC

NO UPWARD CHAIN

**Open Plan Kitchen / Living Area 3.34 x 8.40 max**

Composite entrance door, inset spotlights, two gas central heating radiators, door to wc, patio doors onto rear garden,, well appointed high gloss kitchen with built in oven, hob, extractor, sink unit, wood effect work surfaces, stairs to first floor

**WC 1.58 x 1.01**

Low flush wc with wash hand basin, gas central heating radiator, ceiling light point and upvc obscure glazed window to the front elevation

**Landing**

Ceiling light point, Honeywell thermostat control, doors off to two bedrooms and bathroom, stairs to second floor

**Bathroom 1.61 x 2.16**

L' shaped panelled in bath with power shower above, low flush w.c and wash hand basin in vanity unit, extractor fan, part tiled walls, enclosed spotlights.

**Bedroom Three 2.69 x 3.87 max**

Upvc double glazed roof window, ceiling light point, gas central heating radiator

**Bedroom Four 2.64 x 1.97**

Upvc double glazed window to the front elevation, gas central heating radiator, ceiling light point and loft access hatch

**Bedroom One 3.37 x 3.19**

Upvc double glazed roof window, ceiling light point and gas central heating radiator

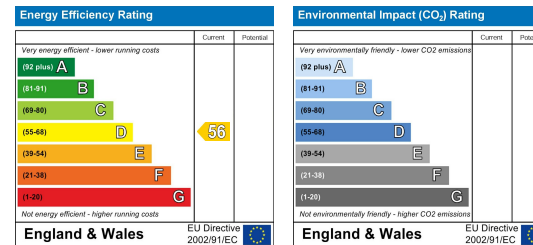
**Bedroom Two 3.36 x 4.05**

Upvc double glazed loft window , gas central heating radiator and ceiling light point

**Outside**

To the front of the property is a Tarmacadam driveway, lantern light and electric car charging point

Large walled rear garden with stoned patio area, lawn, paved path and side 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 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