

PTN Estates

Residential Sales & Lettings



5 Cressett Avenue, , Brierley Hill, DY5 3XY

£135,000

Charming property with plenty of potential! The lounge, fitted kitchen, and ground floor WC offer great convenience, while the two spacious bedrooms and bathroom provide comfortable living spaces. The well-stocked gardens must add a lovely touch of greenery, and having parking to the rear is certainly a practical feature. While the mention of "part UPVC double glazed" suggests some modernisation may be needed in terms of windows, it's a great opportunity to personalise and enhance the property to your taste.

No Upward Chain

Council Tax Band A

Hallway

Upvc entrance door, ceiling light point, stairs to the first floor and door through to the lounge

Lounge 4.01 x 3.98

Upvc double glazed bay window to the front elevation, gas coal effect fire with wood surround, ceiling light point and door through to kitchen

Fitted Kitchen 4.10 (max) x 2.09 (max)

Benefiting from an array of Beech wood effect wall and base units, rolled edge work surface, stainless steel sink unit, two ceiling strip lights, plumbing for washing machine, gas cooker point, under stairs storage cupboard with side window, upvc double glazed window to the rear elevation and upvc door to the rear garden, door to ground floor wc.

Ground Floor WC 1.77 x 0.99

Low flush w.c, Upvc double glazed window to the rear elevation, ceiling light point, tiled walls

Landing

Window to the side elevation, ceiling light point, loft access hatch and doors to the two bedrooms and bathroom

Bedroom One 5.05 x 2.97

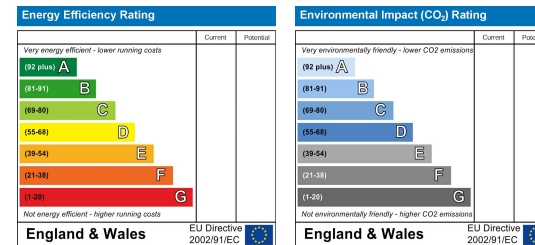
Two Upvc windows to the front elevation, ceiling light point and cupboard over stairs

Bedroom Two 3.12 x 2.83

Window to the rear elevation, ceiling light point, cupboard housing hot water tank

Bathroom 1.79 x 1.81

Panelled in bath with Triton shower above, wash hand basin in vanity unit, tiled walls, ceiling light point and window to rear elevation



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.