

PTN Estates

Residential Sales & Lettings



82 Bromley, , Brierley Hill, DY5 4PL

£220,000

Set back from the road, tucked away behind foliage, with paved pathway, decorative stones and shaped lawn, this home offers a secluded retreat from the hustle and bustle of everyday life. The 803 sq ft of living space provides a cosy yet spacious environment for you to make your own.

This charming detached two-bedroom home offers a perfect blend of comfort and privacy. As you step inside, you'll be greeted by two reception rooms, ideal for entertaining guests or simply relaxing with your loved ones.

The property boasts a recently refitted kitchen diner and a modern shower room, ensuring both style and convenience, along with gas central heating and UPVC double glazing.

With a detached garage featuring an electric roller shutter door, you'll have ample space for storage or to keep your vehicle secure.

The highlights of this property include the easily maintained courtyard with a canopy over the patio, ideal protection from the elements. In addition to a large electric gated driveway, providing parking for numerous vehicles. This feature is perfect for those with multiple cars, or even for those who own a caravan or boat, as there is plenty of space to accommodate them.

Council Tax B

Hallway 1.81 x 3.44

With gas central heating, ceiling light point, UPVC double glazing to the side elevation and a built in cupboard, which is home to the utility metres and fuse box. Stairs lead to the first floor and doors lead to the sitting/dining room and the lounge

Sitting Room/Dining Room 3.07 x 3.26 max

Located to the front elevation with most impressive UPVC double glazed bay window and benefiting from gas central heating and coved ceiling with light point

Lounge 5.05 x 3.22

This most wonderfully sized lounge, boasts a main focal point of an Adams style fireplace with marble effect hearth and back, inset with a coal effect gas fire. Benefits include UPVC double glazing to the rear and side elevation, two gas central heating radiators and a coved ceiling with two light points, There is a handy built in cupboard with ceiling light point, and shelving along with the Ferrol boiler

Refitted Dining/Kitchen 2.63 x 3.42

This splendid refitted kitchen comprises of white gloss base and wall units with modern sparkle flecked work surface and carbonate single sink unit with mixer tap. Complimented with chimney style extractor fan, wood effect flooring, ceramic tiled walls, and plumbing for an automatic washing machine. Benefits include UPVC double glazing to both side elevations, UPVC doors which lead to court yard and porch area with shelving, ceiling light point and gas central heating.

Porch 1.02 x 1.31

Comprising of shelving along with glazed and wooden door to driveway, complimented with double glazing windows to either side and to both side elevations.

Landing 1.92 max x 1.05 max

With access hatch to loft, UPVC double glazing to the side elevation and gas central heating. Doors lead to two bedrooms and shower room

Master Bedroom 5.02 max x 3.08

Located to the front of the property with UPVC double glazing, gas central heating and ceiling light point. There is a handy built in wardrobe with shelving

Bedroom Two 3.06 x 3.47

Located to the rear of the property with UPVC double glazing, gas central heating and ceiling light point. There is a handy built in wardrobe with shelving

Refitted Shower Room 1.84 x 1.73

Located to the rear of the property and comprising of a gloss white W.C unit, stylish white gloss vanity unit inset with wash hand basin and mixer tap along with a double shower cubical with sliding doors and Triton electric shower. Complimented with ceramic tiled walls and flooring, chrome effect, ladder style heated towel rail, UPVC obscure double glazing in addition to a shaving and light point

Rear Court Yard

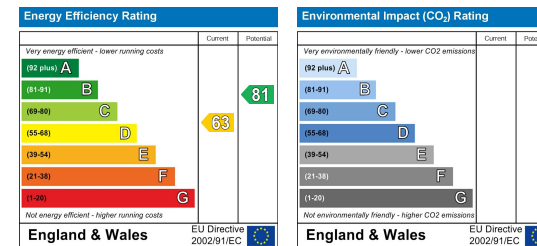
This spacious easily maintained paved courtyard boasts a distinctive patio area with canopy above. Absolutely perfect for bar be ques along with alfresco dining and drying the washing on a dreary day. There is also pedestrian access to the detached garage.

Garage 3.04 x 5.73

With glazing to courtyard, light point, shelving and remote roller shutter doors leading to the gated driveway.

Driveway

With electric gates for added security and space for numero



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