

# PTN Estates

Residential Sales & Lettings



163 Moor Street, , Brierley Hill, DY5 3TJ

£220,000

This immaculately presented extended three-bedroom semi-detached house is a true gem waiting to be discovered. The property boasts a most impressive lounge with log burning fire and chimney. Ideal for entertaining guests or simply unwinding after a long day.

As you step inside, you'll be greeted by a kitchen equipped with an integral fridge, oven, and hob, perfect for whipping up delicious meals. Additionally, a handy utility room and ground floor W.C. The added benefit of a conservatory offers a tranquil spot to enjoy a cup of tea while overlooking the beautiful rear and side gardens.

With three bedrooms, there's ample space for a growing family or for those in need of a home office. The property's older style adds character and charm, making it a unique find in today's market. The convenience of a ground floor WC adds a modern touch to this classic home.

Parking is a breeze with space for one vehicle in the gated off-road parking area, providing security and peace of mind. The property's location offers easy access to local amenities, schools, and transport links, making it a practical choice for those seeking both comfort and convenience.

Council Tax A

**Approach**

Set back from the road behind double gates and the most delightful shaped lawns and well stocked stylish borders. A paved pathway leads up to the new composite door

**Porch 1.20 x 1.94**

This recent addition to the property makes a most impressive entrance, full of natural light with UPVC double glazing to both sides and front elevations. Benefits include gas central heating and ceiling light point. Archway leads through to the small hallway

**Hallway 1.27 x 1.10**

With ceiling spot light, stairs to the first floor and doors into the kitchen and lounge

**Kitchen 2.44 x 3.07**

This immaculately presented kitchen located to the front elevation comprises of both base and wall gloss white units complimented with tasteful tiled splash backs, wood effect work top and a ceramic single and a half sink unit with mixer tap. Further enhanced with ceramic tiled flooring, integral fridge, Hotpoint gas hob and electric oven. Benefits include UPVC double glazing, ceiling light point and gas central heating

**Lounge 3.32 x 4.96**

Located to the front of the property leading all the way to the rear where the conservatory is positioned this magnificent lounge with the main focal point being the wood burning fire which is set upon a slate hearth with chimney above. Benefits include a selection of storage cupboards, UPVC double glazing, gas central heating and ceiling light point. Double doors lead into the conservatory whilst a single door leads into a side passage way.

**Side Passage Way 1.85 max x 1.96 max**

With UPVC obscure glazed door to the delightful rear garden and doors leading to the utility room, cloakroom/W.C and handy storage cupboard. Benefits include wall mounted fuse box, and ceiling light point

**Utility Room 1.66 x 1.83**

Comprising of wood effect flooring and gloss white base units with rolled edge work top, tasteful tiled splash back and single ceramic sink unit with mixer tap. Benefits include plumbing for an automatic washing machine, gas central heating, obscure UPVC double glazing and ceiling light point

**Ground Floor Cloakroom/W,C 1.46 x 0.83**

Comprising of a cove white W.C unit with wash hand basin and tasteful half tiled walls. Benefits include obscure UPVC double glazing to the rear elevation, gas central heating and ceiling light point.

**Stairs and Landing**

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

**Bedroom Two 2.43 x 2.27**

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

**Bedroom One 2.97 x 2.53**

Located to the front elevation and boasting a walk in cupboard with its own UPVC double glazed window, superb fitted wardrobes along with ceiling light point, gas central heating and UPVC double glazing.

**Bedroom Three 2.46 max x 2.98**

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

**Bathroom 1.67 x 1.76**

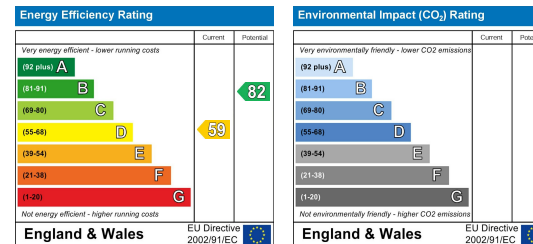
This fabulous bathroom is located to the rear of the property, comprising of a panelled in bath with mixer tap, thermostatic shower over with screen, close coupled W.C and wash hand basin unit with mixer tap. Superbly complemented with ceramic tiled flooring and splash back, ceiling light point, chrome effect ladder style heater and obscure UPVC double glazing

**Rear & Side Gardens**

Beautifully landscaped fenced south east facing rear garden with paved patio area, well stocked neatly designed borders expanding to the side and front elevation with precise shaped lawns.

**Driveway**

Tarmacadam driveway complimented with block paved edging



**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**

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**Transparency**

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