

PTN Estates

Residential Sales & Lettings



20 Browning Road, , Dudley, DY3 3BE

£270,000

Welcome to this charming property located on Browning Road in Lower Gornal, Dudley! This delightful house boasts a sought-after location and is perfect for those looking for a spacious semi-detached home.

Upon entering, you are greeted by a warm and inviting through lounge, complete with French doors that open onto a lovely south-east facing garden. Imagine enjoying your morning coffee in this beautiful outdoor space!

This property features three generously sized bedrooms, ideal for a growing family or those in need of extra space. The re-fitted bathroom and kitchen add a modern touch to the traditional charm of the house.

Convenience is key with a utility room and ground floor shower room, making daily tasks a breeze. The double-glazed windows and gas central heating ensure that you'll stay cosy and warm during the colder months.

Parking will never be an issue with a garage and a large driveway, providing ample space for multiple vehicles.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and experience the beauty and comfort this property has to offer!

Porch

Double glazed porch and wood and glazed door into the hallway

Hall way

Useful cloaks cupboard, stairs to first floor, ceiling light point and doors off to the lounge and re-fitted kitchen, stairs to first floor

Lounge / Diner 3.60 (max) x 7.39

Double glazed window to front elevation and French doors to the rear garden, two ceiling light points, two gas central heating radiators, wood effect fire surround with tiled hearth

Re-fitted Kitchen 2.11 x 4.22

Benefiting from an array of high gloss cream base units, open shelving, stainless steel single drainer sink unit, gas hob, oven and extractor, pantry cupboard, gas central heating radiator, inset spotlights, double glazed window to rear elevation, stable door into the utility

Utility 2.22 x 1.66

Double glazed window and door to the rear garden, inset spotlights, loft access hatch, plumbing for automatic washing machine, door to garage and door to shower room

Shower Room 1.07 x 1.72

Shower cubicle with electric shower, low flush wc, wash hand basin, tiled floors, extractor fan, inset spotlight

Landing

Double glazed window to the side elevation, ceiling light point, loft access hatch we are advised loft is part boarded with a ladder and a light, doors off to the three bedrooms and bathroom

Bedroom One 3.34 x 3.97

Double glazed window to the rear elevation, gas central heating radiator and ceiling light point

Bedroom Two 3.23 x 3.31

Built in wardrobes, double glazed window to the front elevation, gas central heating radiator and ceiling light point

Bedroom Three 2.42 x 2.15

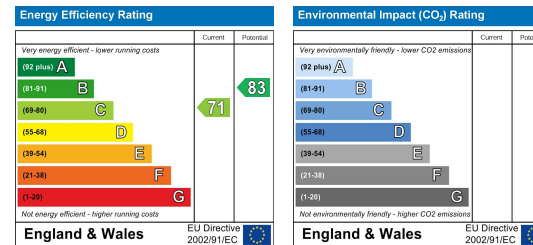
Double glazed window to the front elevation, gas central heating radiator and ceiling light point

Bathroom 2.13 x 2.42

White suite with panelled in bath with mixer tap and shower over, low flush w.c, wash hand basin, ceiling light point, double glazed window to the rear elevation and cupboard housing Worcester boiler.

Rear Garden

South East facing garden with paved patio and laid to lawn



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.