

# PTN Estates

Residential Sales & Lettings



244 Tiled House Lane, Pensnett, Brierley Hill, DY5 4LT

£170,000

Tiled House Lane presents an inviting opportunity to acquire a delightful freehold semi-detached house. This property boasts two generously sized double bedrooms, making it ideal for small families or those seeking extra space. The attractive lounge offers a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The fitted dining kitchen is both practical providing ample room for culinary pursuits and family meals. Additionally, the re-fitted shower room adds a modern touch, ensuring comfort and convenience for daily routines. The house benefits from gas central heating and UPVC double glazing, enhancing energy efficiency and providing a cosy environment throughout the year.

Outside, the property features a veranda along with two brick-built stores that offer valuable storage solutions. Parking is made easy with a driveway, ensuring you have a secure space for your car.

One of the standout features of this property is that it comes with no upward chain, allowing for a smooth and straightforward purchasing process. Whether you are a first-time buyer or looking to downsize, this home is a wonderful choice, combining comfort, style, and practicality in a desirable location. Don't miss the chance to make this lovely house your new home.

Council Tax A

Approach

Set back from the road behind a dwarf wall with wrought iron effect rails, shaped lawn, paved path and driveway. Access door leads to the veranda and rear garden

Hallway

With UPVC entrance door and cupboard housing meters, along with benefits that include wood effect flooring, ceiling light point, gas central heating and UPVC double glazing to the side elevation. Stairs lead to the first floor and doors to the kitchen/diner and lounge

Lounge 3.09 x 3.26

Located to the front elevation the main focal point of this lounge is the tiled fireplace. Benefits include UPVC double glazing,gas central heating and ceiling light point

Refitted Kitchen / Diner 5.04 x 3.24

This impressive re-fitted kitchen area comprises of light wood effect Shaker style base and wall units complimented with rolled edge work surfaces, stainless steel single drainer sink unit and tiled splash backs. Along with a Worcester combination boiler. Further enhanced with plumbing for automatic washing machine, electric cooker point and handy built in pantry cupboard. Benefiting from wood effect flooring, ceiling strip light and light point, gas central heating radiator and UPVC double glazing to the rear elevation. There is a handy under the stairs storage cupboard, glazed door to the veranda and wall mounted gas fire with tiled surround.

Veranda

Wood and glazed door to the front and rear elevation

Landing

with ceiling light point, loft access hatch, UPVC double glazing to the side elevation and doors to two bedrooms and refitted shower room

Bedroom One 5.03 x 2.7

Located to the front elevation with UPVC double glazing, gas central heating, ceiling light point and handy cupboard over the stairs

Bedroom Two 3.07 x 3.51

Located to the rear elevation with built in wardrobes and benefiting from gas central heating, ceiling light point and UPVC double glazing.

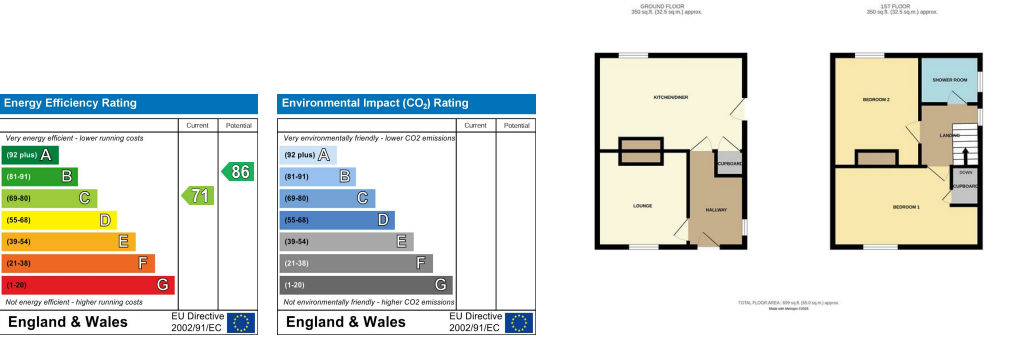
Re-fitted Shower Room 1.87 x 1.64

This superb refitted shower room boasts fully tiled walls and flooring and comprises of a double shower cubicle with thermostatic shower, close coupled W.C and pedestal wash hand basin with mixer tap. Complimented with chrome heated ladder style towel rail and benefiting from UPVC double glazing to the side elevation, ceiling light point and extractor fan,

Rear Garden

This most delightful large rear garden is laid predominately to lawn with paved pathway and two useful brick built stores

All Uk agents are required by law to conduct anti-money laundering checks on all those buying a property. We use Landmark to conduct your checks once your offer has been accepted on a property you wish to buy. The cost of these checks is £25+VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.



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's 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.