

# PTN Estates

Residential Sales & Lettings



43 Tiled House Lane, , Brierley Hill, DY5 4LG

£230,000

This delightful free hold semi-detached house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, ideal for families or those seeking extra space. The inviting lounge features a cosy log burner, creating a warm and welcoming atmosphere for relaxation and entertaining.

The heart of the home is the re-fitted kitchen, which comes equipped with built-in appliances, making meal preparation a breeze. The property boasts two bathrooms, including a convenient ground floor bathroom and a stylishly re-fitted shower en-suite ensuring ample facilities for all residents.

Additional features include gas central heating and UPVC double glazing, providing energy efficiency and comfort throughout the seasons. The new internal oak effect doors add a touch of elegance to the interior, enhancing the overall aesthetic of the home.

Outside, the property is complemented by a large driveway, offering off-road parking for multiple vehicles. The front and rear gardens provide lovely outdoor spaces for relaxation, gardening, or entertaining guests.

This charming home on Tiled House Lane is not just a property; it is a place where memories can be made. With its modern amenities and inviting atmosphere, it is a must-see for anyone looking to settle in Brierley Hill.

Council Tax A

Hallway 3.07 x 1.77

Composite entrance door, stairs to first floor, upvc double glazed window to the front elevation, understairs storage cupboard with window, ceiling light point, gas central heating radiator and oak effect wooden doors into the lounge, kitchen and bathroom

Lounge 3.28 x 4.78

Upvc double glazed windows to the front and rear elevation, log burner, laminate flooring, two gas central heating radiators, ceiling light point, built in cupboard housing electric meter

Re-fitted Breakfast Kitchen 3.97 (max) x 2.86 (max)

Stylish re-fitted grey shaker styled kitchen with wood effect work tops, black single drainer sink, tiled splash backs, electric hob, extractor and oven, integrated fridge / freezer, dish washer, washing machine and separate freezer, pop up sockets, gas central heating radiator, two ceiling light points, upvc double glazed window and French doors to the rear garden

Bathroom 1.54 x 1.47

Panelled in bath, basin with vanity unit, low flush wc, extractor fan, ceiling light point, tall column radiator, upvc double glazed window to the side elevation

Landing

Upvc double glazed window to the side elevation, gas central heating radiator, ceiling light point, loft access hatch (vendors have advised that loft is boarded with a light and ladder), oak effect internal doors to the three bedrooms and large boiler cupboard with window to the front elevation

Bedroom One 3.98 (max) x 2.89 (max)

Upvc double glazed window to the rear elevation, gas central heating radiator, ceiling light point, wardrobe recess and doorway to ensuite

En-suite 1.30 x 1.74

Corner shower cubicle with power shower, wash hand basin on vanity stand, low flush wc, enclosed ceiling light point, upvc double glazed window to the side elevation

Bedroom Two 3.29 x 2.86

Upvc double glazed window to the rear elevation, gas central heating radiator, ceiling light point

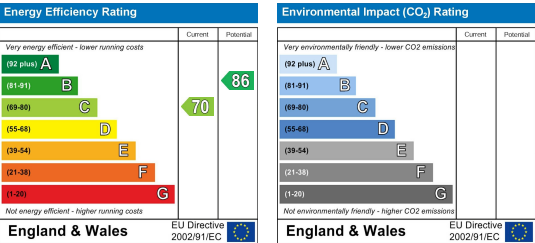
Bedroom Three 3.28 x 1.78

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

Outside

Rear garden paved patio with lawn and raised beds, side gate.  
To the front there is a driveway and lawned front garden with path and dwarf wall.

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 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.