

PTN Estates

Residential Sales & Lettings



40A The Goss, , Brierley Hill, DY5 2TS

£330,000

This charming free hold three-bedroom house presents an excellent opportunity for families and individuals alike. With no upwards chain, this property is ready for you to move in and make it your own without delay.

Upon entering, you will find two spacious reception rooms that offer a versatile living space, perfect for entertaining guests or enjoying quiet family evenings. The heart of the home is undoubtedly the luxury refitted kitchen, which boasts modern fixtures and ample storage, making it a joy to cook and gather with loved ones. Additionally, the property features a stylishly refitted bathroom and a convenient ground floor wet room, catering to the needs of a busy household.

The three large bedrooms provide plenty of room for relaxation and personalisation, ensuring that everyone has their own comfortable space. The generous proportions of these rooms make them ideal for families or those who simply desire extra space.

One of the standout features of this property is the large rear garden, which offers a wonderful outdoor retreat. Whether you envision hosting summer barbecues, creating a vibrant garden, or simply enjoying the fresh air, this garden is a fantastic addition to the home.

In summary, this house in The Goss, Brierley Hill, combines modern living with ample space and a lovely garden, making it a perfect choice for those seeking a new home. Don't miss the chance to view this property and discover all it has to offer.

Council Tax D

Hallway

A Spacious and light entrance hall complete with double gas central heated radiator, ceiling light point, UPVC front door with obscure panel, under stairs storage cupboard and doors leading to lounge and dining room

Lounge 7.97 x 3.78

Complete with insert gas fire and surround, two ceiling light points, UPVC double glazed bay window to front elevation, UPVC double glazed window and door to rear garden and double gas central heated radiator

Wet Room 2.89 x 2.54

Refitted wet room complete with single glaze obscure wooden window to side elevation, ceiling light point, electric shower and W C

Kitchen 3.58 x 2.49

Refitted kitchen complete with all floor units and larder cupboard, ceiling light point, double gas central heated radiator, complementary splashback tiling, UPVC double glazed window and door to the rear garden. Sink with drainer and door leading to large storage area which could easily be converted into extra kitchen units or an extra dining space

Dining Room 2.61 x 4.11

Dining room complete with UPVC double glazed window to rear elevation, ceiling light point and double gas central heated radiator

Storage Room 1.85 x 4.14

Located to the front of the property and accessed via the front door or from the kitchen this useful storage space benefits from a ceiling light point, UPVC obscure double glazed window and door to the front elevation

Landing

Complete with UPVC double glazed window to side elevation, ceiling light point, loft hatch and storage cupboard housing combination boiler

Bedroom 1 3.78 x 3.58

Complete with UPVC double glazed windows to front and side elevation, double gas central heated radiator and ceiling light

Bedroom 2 2.97 x 3.53

Complete with large UPVC double glazed window to rear elevation, ceiling light point and double gas central heated radiator

Bedroom 3 2.54 x 2.36

Complete with UPVC double glazed window to front elevation, double gas central heated radiator and ceiling light point

Family Bathroom 3.12 x 2.46

Bathroom complete with large obscure UPVC double glazed window to rear elevation, pedestal handbasin and panelled bath with splashback tiling and ceiling light point and double gas central heated radiator

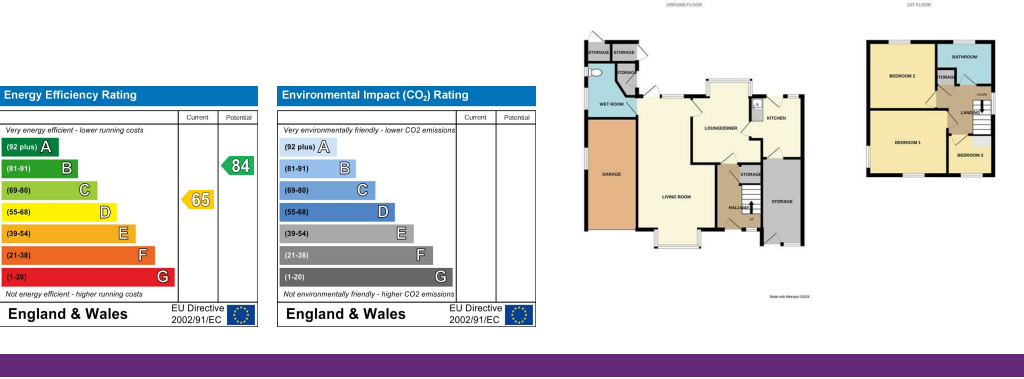
Garage

Garage complete with strip lighting and roller shutter door, wooden single glazed obscure window to side elevation

Rear Garden

Large rear garden complete with two tier laid to lawn areas, fully fenced borders and two outside storage cupboards. Access to front via the side gate

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

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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.