

# PTN Estates

Residential Sales & Lettings



49 Mousehall Farm Road, , Brierley Hill, DY5 2LR

£195,000

Nestled on Mousehall Farm Road in the charming town of Brierley Hill, this delightful townhouse offers a perfect blend of comfort and style. With three generously sized double bedrooms, this property is ideal for families or those seeking extra space. The well-appointed bathroom is designed for convenience, ensuring that daily routines are a breeze.

As you enter, you are welcomed by a spacious lounge that features elegant French doors, allowing natural light to flood the room and providing a seamless connection to the rear garden. The dining kitchen is a true highlight, boasting cream high gloss units that create a modern and inviting atmosphere, perfect for both cooking and entertaining.

The property benefits from gas central heating, ensuring warmth and comfort throughout the year. A charming porch adds to the appeal, providing a welcoming entrance for you and your guests. Outside, the large driveway offers ample parking space, while the delightful rear garden presents a tranquil retreat, ideal for relaxation or outdoor gatherings.

Additionally, the detached garage provides extra storage or potential for a workshop, catering to various needs. This home is not just a property; it is a sanctuary that combines practicality with aesthetic charm. With its prime location and thoughtful features, this townhouse is a wonderful opportunity for anyone looking to settle in Brierley Hill.

**Porch 1.23 x 1.94**  
Upvc double glazed entrance door, ceiling light point, wall mounted Logic boiler and door through to dining kitchen

**Dining Kitchen 4.44 x 3.09**  
Benefiting from and array of cream high gloss wall and base units, rolled edge work surfaces, oven, gas hob and extractor, single drainer sink unit, plumbing for automatic washing machine and recess for tumble dryer, ceiling light point, gas central heating radiator and two upvc double glazed windows to the front elevation

**Lounge 4.44 x 4.38**  
Upvc double glazed French doors and windows to the rear elevation, gas central heating radiator, ceiling light point and stairs to first floor

**Landing**  
Ceiling light point and loft access hatch

**Bedroom One 2.63 x 3.59 (to wardrobes)**  
Upvc double glazed window to the rear elevation, gas central heating radiator, ceiling light point and wardrobe recess

**Bedroom Two 2.64 x 3.28**  
Upvc double glazed window to the front elevation, ceiling light point and gas central heating radiator

**Bedroom Three 1.78 x 2.46**  
Upvc double glazed window to the rear elevation, gas central heating radiator, ceiling light point

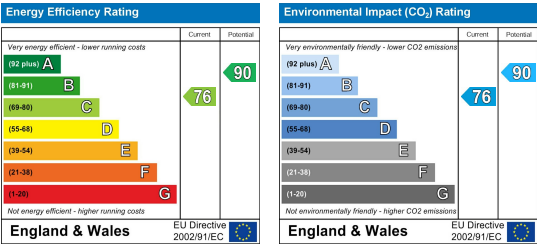
**Bathroom 1.74 x 1.95**  
Comprising of panelled in bath with shower over, pedestal wash hand basin, low flush wc, upvc double glazed window to the front elevation, gas central heating radiator and ceiling light point

**Outside**  
To the front of the property is a large driveway.

Rear garden - Paved patio area and laid to lawn

Detached Garage

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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  
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