

PTN Estates

Residential Sales & Lettings



56 Fens Crescent, , Brierley Hill, DY5 1PE

£170,000

This splendid semi-detached house offers a delightful living experience with open views over a nature reserve. The property is situated in a cul-de-sac, ensuring a serene environment for its residents.

Inside, you will find a welcoming reception room that provides a perfect space for relaxation and entertaining. The house boasts two generously sized bedrooms, ideal for families or those seeking extra space. The dining kitchen is well-appointed, making it a wonderful area for family meals and gatherings. Additionally, the ground floor features a convenient WC, while the first floor is home to a recently re-fitted wet room, enhancing the property's modern appeal.

The house benefits from gas central heating and UPVC double glazing, ensuring comfort and energy efficiency throughout the year. Outside, the property is complemented by charming front and rear gardens, providing a lovely outdoor space for gardening enthusiasts or simply enjoying the fresh air.

With no upward chain, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to downsize, this home offers a perfect blend of comfort, convenience, and picturesque surroundings. Do not miss the opportunity to view this delightful property.

Hallway
Upvc double glazed entrance door, ceiling light point, stairs to first floor and door to lounge

Lounge 3.69 x 3.60
Upvc double glazed bow window, gas central heating radiator, ceiling light point, gas fire, built in cupboard, door to dining kitchen and folding door to w.c

WC 1.59 x 1.48
Low flush wc, corner wash hand basin, ceiling light point, extractor fan, upvc double glazed window to the side elevation

Kitchen / Diner 5.06 x 3.22(max)
Kitchen benefits from an array of wall and base units, oven, gas hob, extractor, tiled splash backs, stainless steel sink unit, two upvc double glazed windows to the rear elevation, double glazed door to the rear, ceiling strip light and ceiling light.

Verandah
Two wood and glazed windows to the rear, window, tiled floors and plumbing for washing machine

Landing
Upvc double glazed window to the side elevation, ceiling light point, loft access hatch and doors off to the two bedrooms and wet room

Bedroom One 5.06 (max) x 3.06
Upvc double glazed window to front elevation, ornate fireplace, over stairs cupboard, gas central heating radiator, ceiling light point

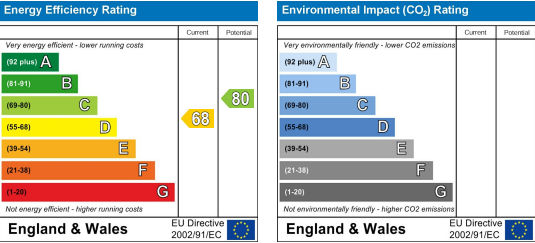
Bedroom Two 2.79 x 3.69
Upvc double glazed window to the rear elevation, gas central heating radiator, ceiling light point, ornate fireplace

Wet room 2.13 x 2.63
Mira electric shower, low flush wc, wash hand basin, gas central heating radiator, ceiling light point, cupboard housing Ideal boiler, upvc double glazed window

Rear Garden
Paved low maintenance rear garden with some mature shrubs and an apple tree, side access.

Front Garden
Gated front garden with shaped lawn, path and mature borders

Important
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.



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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.