

PTN Estates

Residential Sales & Lettings



89 Tiled House Lane, , Brierley Hill, DY5 4LJ

£230,000

Nestled in the charming area of Brierley Hill, Tiled House Lane presents a delightful semi-detached house that is perfect for families or those seeking a comfortable home. This property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The first-floor WC and ground-floor bathroom ensure convenience for all residents and guests.

Spanning an impressive 958 square feet, the house features an attractive lounge that invites you to unwind after a long day. The re-fitted breakfast kitchen is a highlight, offering a modern space for culinary creations and casual dining. Adjacent to the kitchen, the conservatory with its glass roof floods the area with natural light, making it an ideal spot for enjoying the garden views throughout the seasons.

The south-facing rear garden is a true gem, well-stocked with a variety of plants and flowers, creating a serene outdoor retreat. It also includes a charming summer house, which can serve as a home office or a peaceful space for hobbies, complete with power and light fittings.

For those with vehicles, the property offers parking on a block-paved driveway, adding to the convenience of this lovely home. With gas central heating throughout, comfort is assured during the cooler months.

This property on Tiled House Lane is not just a house; it is a warm and inviting home that promises a wonderful lifestyle in a sought-after location. Do not miss the opportunity to make it your own.

Porch 1.55 x 0.86
Upvc double glazed window and door, two inset spotlights and laminate flooring and door through to hallway

Hallway
Ceiling light point, laminate flooring, stairs to first floor, doors to lounge and kitchen

Lounge 3.32 (max) x 4.84
Upvc double glazed bay window to the front elevation, laminate wood flooring, gas central heating radiator, ceiling light point, picture rails and upvc double glazed French doors to the conservatory

Re-fitted Kitchen 3.97 x 2.89
Benefiting from an array of wall and base units, rolled edge work surfaces, stainless steel one and half bowl sink unit, breakfast bar, plumbing for automatic washing machine and dishwasher, Range style cooker, laminate flooring, gas central heating radiator, ceiling light point, upvc double glazed window and door to the rear elevation

Conservatory 3.18 x 4.84
Upvc double glazed conservatory with glass roof, ceiling fan light, gas central heating radiator, laminate flooring

Bathroom 2.67 x 2.63 (max)
Corner whirlpool bath with shower above, low flush w.c, pedestal wash hand basin in vanity unit, understairs storage cupboard, ceiling spotlights, tall column radiator, window to the side elevation

Landing
Two windows, ceiling light point, gas central heating radiator, doors off to the three bedrooms and w.c

Bedroom One 4m x 2.93 (max)
Upvc double glazed window to the rear elevation, gas central heating radiator, ceiling light point, cupboard over stairs

Bedroom Two 3.30 x 2.89
Upvc double glazed window to the rear elevation, gas central heating radiator and ceiling light point

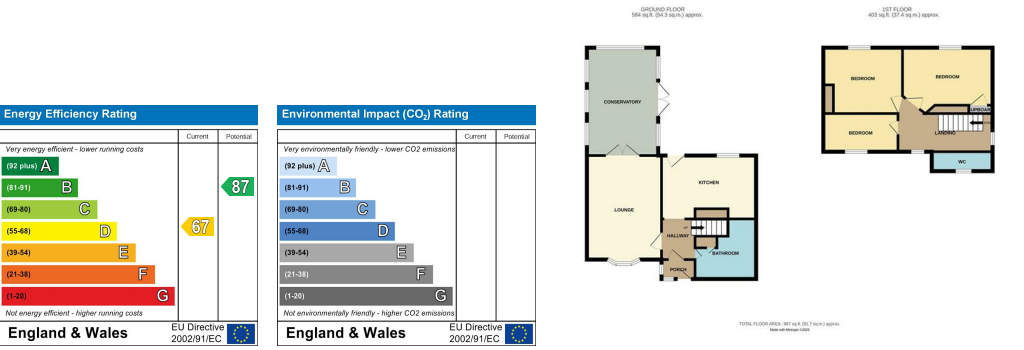
Bedroom Three 3.32 x 1.84
Window to the front elevation, ceiling light point and gas central heating radiator

W.C 2.72 x 0.82
Low flush w.c, wash hand basin, window to front elevation, gas central heating radiator, three inset spotlights

Summer House / Outbuilding 15 x 5.3 (max)
Split into two parts, two upvc double windows to the front elevation, wooden entrance door, three ceiling strip lights and power points

Outside
Delightful rear gardens, outside tap, wooden decking, lawn paved seating areas and side entrance

Important Information
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

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