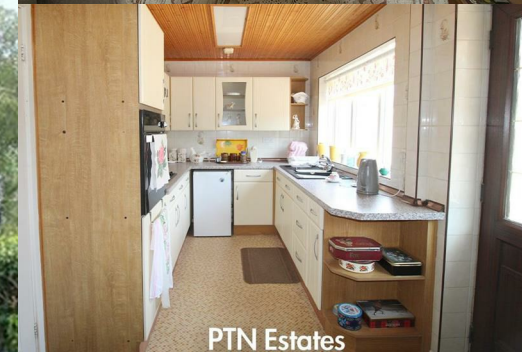


PTN Estates

Residential Sales & Lettings



81 Cressett Lane, , Brierley Hill, DY5 3XT

£300,000

Located in Cressett Lane, Brierley Hill, this delightful detached house offers a perfect blend of comfort and space. Set on a generous plot, the property boasts two well-proportioned double bedrooms, with the master featuring fitted wardrobes, ,drawers and over head cupboards, providing ample storage for your belongings.

Upon entering, you are welcomed into a spacious lounge that flows seamlessly into a separate dining room, creating an ideal setting for both relaxation and entertaining. The kitchen is functional and well-equipped, complemented by a convenient utility area and a ground floor W.C., ensuring practicality for everyday living.

The exterior of the property is equally impressive, featuring a large garage that offers additional storage or potential for a workshop. The gated driveway provides secure off-road parking, enhancing the overall appeal of this lovely home.

This property is perfect for those seeking a peaceful retreat while still being close to local amenities and transport links. With its generous living spaces and outdoor potential, this house is a wonderful opportunity for families or individuals looking to settle in a welcoming community.

Council Tax C

Approach

Located on the right hand side of Cressett lane on the corner of Campbell Street, set behind a dwarf wall and wrought iron gates with a large block paved driveway for at least four or five vehicles. Perfect parking for a boat or caravan. Gate leads to the rear of the property whilst entrance is through a mahogany UPVC double glazed door in to a small hallway

Hallway 1.36 x 1.14

With wall lighting and artex to the ceiling and walls Door leads into the lounge

Lounge 4.54 x 5.22

The main focal point of this wonderful lounge is the brick built fireplace inset with coal effect fire and marble hearth along with the UPVC double glazed lead windows. The benefits include gas central heating, two ceiling and two wall light points. Stairs lead to the first floor and door into the kitchen

Kitchen 4.52 x 2.27

Located to the rear of the property and comprising of bespoke base and wall units complimented with marble effect work top and tasteful tiled splash back. Further enhanced with a single and a half carbonate sink unit, walk in cupboard with light point, built in electric oven and gas hob. Benefits include gas central heating, two ceiling strip lights, UPVC double glazed window and door to the delightful rear garden. Door leads to the dining room

Dining Room 2.93 x 3.14

UPVC double glazing, gas central heating and ceiling light point. Door leads to the garage

Garage 4.55 x 5.81

This magnificent sized garage comprises of PVC mahogany effect bi fold doors to the driveway, concrete floor, ceiling, wall strip lighting, and electric plug sockets. Door leads into the utility and W.C

Utility and W.C 1.43 x 3.16

Comprising of base and wall units,, a low flush W.C., pedestal wash hand basin and plumbing for an automatic washing machine. Benefits include UPVC obscure double glazing to the rear elevation, and ceiling strip light

Stairs and Landing 1.89 max x 1.94 max

With obscure UPVC double glazing to the side elevation, loft access hatch, handy storage cupboard and coved artex ceiling with light point. Doors lead to two bedrooms and shower room.

Shower Room 1.80 x 2.23

This superbly reappointed shower room comprises of a corner shower cubical with siding door and electric shower, a b two door vanity and W.C combination unit set with mixer tap and chrome effect ladder style towel rail heater. Complimented with ceramic tiled walls, ceiling light point and UPVC obscure double glazing to the rear elevation

Bedroom Two 4.05 x 2.69

Located to the rear elevation with gas central heating, UPVC double glazing and coved ceiling with light point

Master Bedroom One 4.57 x 3.97

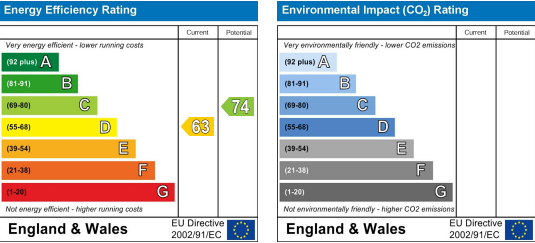
This amazing master bedroom exudes light and space and boasts fitted furniture comprising of four sets of wardrobes, twenty two drawers along with over head storage. Benefits offer coved ceiling with light point, gas central heating and UPVC leaded double glazing

Rear Garden

This absolutely delightful garden is made up of a mixed brindle effect paved patio, a selection of blooming, flamingo effect gravel and naked borders, along with a shaped lawn

IMPORTANT PLEASE READ

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'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.