

PTN Estates

Residential Sales & Lettings



137 Dadford View, , Brierley Hill, DY5 3SX

£145,000

This delightful freehold semi-detached house with No Upward Chain offers a perfect blend of comfort and practicality. Spanning an inviting 635 square feet, the property features two well-proportioned bedrooms, with the master bedroom boasting a convenient built-in wardrobe, providing ample storage space.

The heart of the home is the cosy lounge, an ideal setting for relaxation or entertaining guests. Adjacent to the lounge, the kitchen is functional and well-equipped, making meal preparation a breeze. The bathroom is thoughtfully designed, featuring a shower over the bath, catering to both quick showers and leisurely baths.

This property also benefits from gas central heating, UPVC double glazing and parking for one vehicle, ensuring convenience for residents. The semi-detached nature of the house allows for a sense of privacy while still being part of a friendly community.

One of the standout features of this home is the stunning views that can be enjoyed from various vantage points, adding to the overall appeal of the property. Whether you are a first-time buyer or looking to downsize, this charming house in Brierley Hill presents an excellent opportunity to create a warm and welcoming home.

There is a service charge fee of £300 for maintenance of grounds and parking spaces

Council Tax A

Approach

Privately set at the end of this popular development off the road facing an abundance of trees and behind a shaped lawn with handy storage cupboard.

Hallway 1.81 x 1.10

Entered through a UPVC glazed door into the hallway with coved ceiling and light point. Doors lead to kitchen & lounge

Kitchen 1.71 x 3.76

Comprising of a wall mounted Ideal boiler and a selection of light oak effect shaker style base and wall units, complimented with marble effect work top, tastefully tiled splash back and stainless steel effect single drainer sink unit. Further enhanced with recess for washing machine, fridge freezer and electric cooker. Benefits include gas central heating, chimney style extractor fan, UPVC double glazing to the front and side elevation.

Lounge 4.25 x 4.50

This Adam style fire place with marble hearth is the main focal point of this delightful lounge which is located to the front elevation . Benefits include UPVC double glazing to the front elevation, gas central heating and artex ceiling with light point. Stairs lead to the first floor

Landing 0.93 x 0.97

With ceiling light point and access hatch to the loft

Master Bedroom 3.28 x 3.12 max

Enjoying fabulous views this master bedroom boasts a built in double wardrobe with sliding door along with a built cupboard. Benefits include UPVC double glazing to the front elevation, gas central heating and artex ceiling with light point

Bedroom Two 2.73 x 1.85

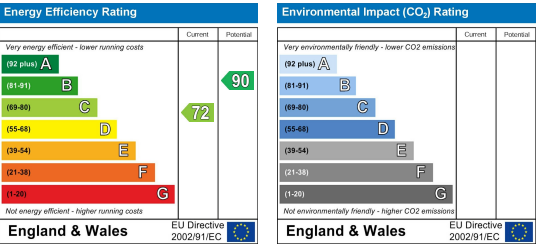
With UPVC double glazing to the front elevation, gas central heating and artex ceiling and light point

Bathroom 1.83 x 1.78

Comprising of a three piece suite which consists of a pedestal wash hand basin, close coupled W.C , panelled in bath with Triton shower over and folding screen. Complimented with chrome effect ladder style heated towel rail, tiled splash back, UPVC double glazing to the side elevation, artex ceiling with light point and extractor fan

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.



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