

PTN Estates

Residential Sales & Lettings



59 Orchard Street, , Brierley Hill, DY5 1HW

£220,000

This delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. With no upward chain, you can move in with ease and start enjoying your new home right away.

The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The re-fitted shower room is modern and stylish, ensuring your daily routines are both comfortable and convenient. The heart of the home is undoubtedly the contemporary dining kitchen, featuring high gloss units that create a sleek and inviting atmosphere, perfect for family meals and entertaining guests.

The attractive lounge, complete with a feature fireplace, offers a warm and welcoming space to unwind after a long day. Natural light floods the room, enhancing its charm and making it an ideal spot for family gatherings.

Outside, the large, well-stocked rear garden is a true highlight, providing a private oasis for outdoor activities, gardening, or simply enjoying the fresh air. The property also includes a driveway that accommodates two vehicles, with additional parking available at the rear, thanks to the detached garage.

Further benefits include gas central heating and UPVC double glazing, ensuring comfort and energy efficiency throughout the year. This semi-detached house on Orchard Street is a wonderful blend of modern living and traditional charm, making it a must-see for anyone looking to settle in this lovely area. Don't miss the chance to make this house your home.

Hallway

Entered via a composite door, ceiling light point, stairs to first floor, useful storage cupboard, door to the lounge

Lounge 4.92(max) x 3.18(max)

Upvc double glazed window to the front elevation, gas central heating radiator, ceiling light point, laminate floor, brick built fire place with inset gas fire

Re-fitted Dining Kitchen 5.85 x 3.07

High gloss wall and base units, plumbing for washing machine, stainless steel single drainer sink unit, tiled splash backs, recess for cooker, understairs storage cupboard, three ceiling light points, composite door to the side elevation, gas central heating radiator, upvc double glazed window to the rear elevation

Landing

Upvc double glazed window to the side elevation, gas central heating radiator, ceiling light point, loft access hatch doors to the three bedrooms and bathroom

Bedroom One 3.39 x 3.49 (max)

Upvc double glazed window to the front elevation, gas central heating ceiling light point

Bedroom Two 4 (max)) x 2.85

Upvc double glazed window to the rear elevation, gas central heating radiator and ceiling light point

Bedroom Three 2.41 x 2.58

Upvc double glazed window to the front elevation, gas central heating radiator, ceiling light point

Shower room 2.45 x 1.66 (max)

Re-fitted shower room, shower cubicle with electric Triton shower, low flush wc, wash hand basin in vanity unit, gas central heating radiator, upvc double glazed windows to the side and rear elevation

Garage

To the rear is a detached garage with rear entrance

Delightful rear garden

Delightful well stocked rear garden with fruit trees, side gate and rear access to the garage

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(23-34) E		
(11-33) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

BASEMENT

GROUND FLOOR

View with Street View (3D)

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.