

PTN Estates

Residential Sales & Lettings



14 Monkswell Close, , Brierley Hill, DY5 2BN

£200,000

Situated in the cul-de-sac of Monkswell Close, Brierley Hill, this delightful end town house offers a perfect blend of comfort and modern living. With two well-proportioned bedrooms,, making it an ideal home for small families or couples.

The house has been thoughtfully updated to meet contemporary standards. The attractive lounge features a cosy log-burning stove, creating a warm and inviting atmosphere for relaxation or entertaining guests. The re-fitted bathroom adds a touch of luxury, ensuring that your daily routines are both comfortable and stylish.

The heart of the home is undoubtedly the spacious breakfast kitchen, which boasts an abundance of units for storage and functionality. French doors lead seamlessly from the kitchen to the rear garden, where you will find an artificial lawn, a paved patio, and an undercover dining area—perfect for al fresco meals or enjoying the outdoors in any weather.

Additional features include side gates providing access to the front of the property, as well as a further gate leading to the garage. The property benefits from gas central heating and UPVC double glazing, ensuring warmth and energy efficiency throughout the year.

This lovely home in Brierley Hill is not just a property; it is a lifestyle choice, offering a peaceful retreat while remaining conveniently close to local amenities. Do not miss the opportunity to make this charming house your new home.

Hall 1.31 x 1.29
Upvc entrance door, wall light, laminate flooring and wooden door through to the lounge

Lounge 4.31 x 3.89
Upvc double glazed window to the front elevation, gas central heating radiator, ceiling light point, log burning stove, laminate flooring, stairs to first floor and wood and glazed door to kitchen diner

Dining Kitchen 4.31 x 2.99
Splendid dining kitchen with an array of wall and base units, rolled edge work surfaces and tiled splash backs, range style cooker, stainless steel one and half bowl sink unit, wall mounted Alpha Evoke 28 boiler, plumbing for automatic washing machine, breakfast bar, upvc double glazed windows and French doors onto the rear garden, two ceiling light points and gas central heating radiator

Landing
Loft access hatch, ceiling light point and doors off to the two bedrooms and bathroom

Bedroom One 4.31 x 2.90
Benefiting from sliding door wardrobes and having gas central heating, upvc double glazed window to the front elevation, ceiling light point

Bedroom Two 2.35 x 3.05
Upvc double glazed window to the rear elevation, gas central heating radiator, ceiling light point and built in wardrobe

Re-fitted Bathroom 1.84 x 2.12
L'shaped bath with shower above and glass screen, wash hand basin and toilet set in a vanity unit, tiled walls and floor, gas central heated towel rail, extractor fan and upvc double glazed window to the rear elevation

Rear Garden
Artificial lawn, a paved patio, and an undercover dining area, outside tap, two gates one to front of the property and the other leads to the garage

Important Information

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.

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.

