



Wells Road, Brierley Hill DY5 3TD



welcome to

Wells Road, Brierley Hill

Call now to secure your viewing at this spacious two bedroom semi-detached family home offered with no onward chain is located in Brierley Hill having local transport links, amenities, schools and playing fields.

Entrance Porch

Leading to front door and socket.

Entrance Hall

Double glazed window to side, storage housing meters and central heating radiator.

Lounge

10' 7" x 10' 7" (3.23m x 3.23m)

Double glazed window to front, gas fire and central heating radiator.

Dining Room

16' 8" x 10' 9" (5.08m x 3.28m)

Double glazed window to rear, door to utility, gas fire and central heating radiator.

Kitchen

8' 9" x 7' 1" (2.67m x 2.16m)

Double glazed window to side, wall and base level units, sink, built in oven, hob, fan and grill.

Utility Room

14' 4" x 8' 10" (4.37m x 2.69m)

Having door to front, door to rear and door to kitchen.

Bedroom One

12' x 9' 11" (3.66m x 3.02m)

Double glazed window to front, wardrobes, storage housing boiler and central heating radiator.

Bedroom Two

11' 7" x 10' 1" (3.53m x 3.07m)

Double glazed window to rear, built in storage and central heating radiator.

Bathroom

6' x 5' 5" (1.83m x 1.65m)

Having obscure window to side, bath with shower over, WC, wash hand basin and central heating radiator.

Front

Having block paved driveway and two doors offering access to the property.

Rear Garden

Having patio area, gravel area and flowerbeds.

Agents Notes

Council Tax Band: A





view this property online shipways.co.uk/Property/DLY104694



welcome to

Wells Road, Brierley Hill

- SEMI-DETACHED FAMILY HOME
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- UTILITY ROOM
- UPSTAIRS BATHROOM

Tenure: Freehold EPC Rating: D

£180,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

view this property online shipways.co.uk/Property/DLY104694



Property Ref:
DLY104694 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01384 238779



dudley@shipways.co.uk



216 High Street, DUDLEY, West Midlands, DY1 1PB



shipways.co.uk