



114 Old High Street
Brierley Hill, DY5 2JR

Asking Price £235,000

The Property

OFFERED WITH NO UPWARD CHAIN

A beautifully presented, modern and ready to move in THREE BEDROOM, TWO BATHROOM terraced property in a great location on Old High Street.

Set over three floors this lovely family home benefits from gas central heating, double glazing and briefly offers: entrance hall, fitted kitchen, spacious lounge with patio door to the the garden and downstairs cloakroom. The first floor features two bedrooms together with a shower room and on the second floor there is a further bedroom and bathroom.

To the front of the property is block paved driveway providing off road parking and to the rear is a fully enclosed garden.

Council Tax Band: B // EPC: C
NO CHAIN.

Location

The property is situated in an excellent location with plenty of local shops, schools and amenities all close by. Merry Hill shopping Centre is only minutes away and there are excellent transport links in the area.

Approach

To the front of the property is a block paved driveway providing off road parking.

Entrance Hall

Stairs rise to the first floor

Kitchen

A lovely range of eye and low level units incorporating: 1 1/2 bowl stainless steel sink and drainer, integrated gas hob with electric oven beneath and extractor hood over. Integrated fridge freezer and dishwasher. Tiled floor. Window to the front.

Downstairs WC

Low level WC and wash hand basin. Tiled floor.

Lounge

Spacious light and airy lounge with inset gas fire and patio doors leading to the rear garden.

First Floor Landing

Stairs rise to the first floor.

Bedroom Two

Window to the front.

Bedroom Three

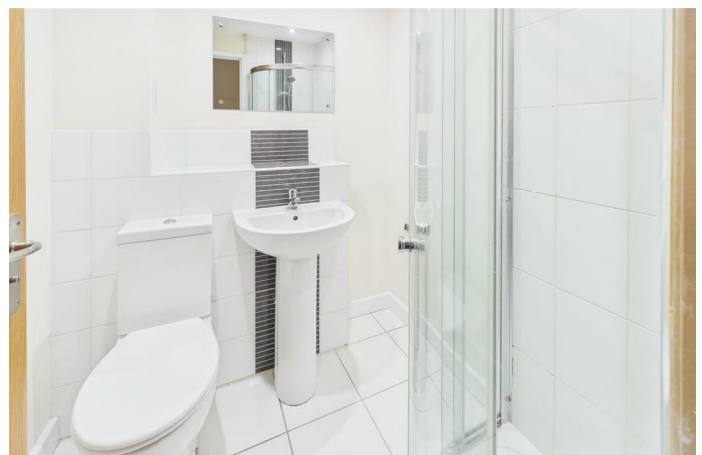
Window to the rear.

Shower Room

A three piece suite comprising: corner shower cubicle, low level WC and pedestal wash hand basin. Tiled Floor.

Second Floor Landing

Access to loft space.



Bedroom One

Window to the front.

Bathroom

A three piece suite comprising: panelled bath with shower attachment, low level WC and pedestal wash hand basin. Velux style window to the rear. Storage cupboard housing boiler.

Rear Garden

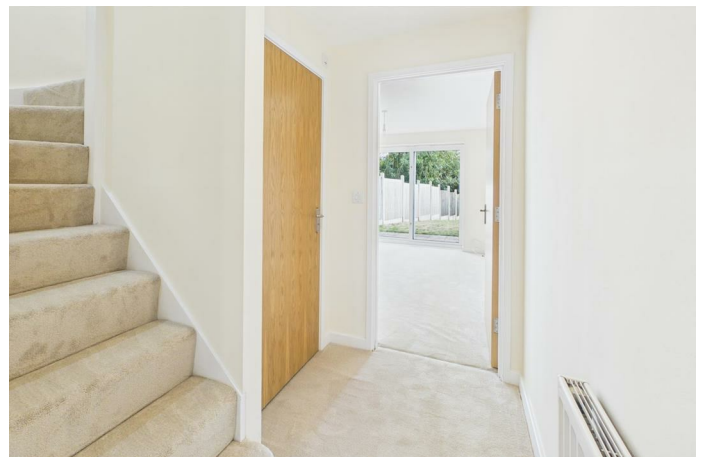
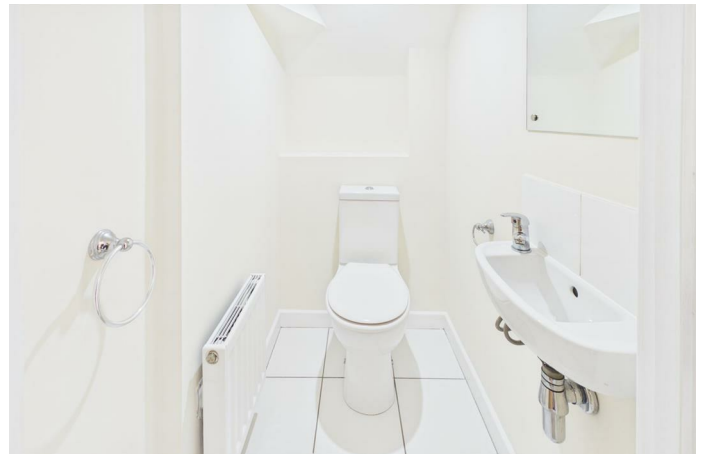
A fully enclosed garden laid mainly to lawn with patio seating area.

Tenure

We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Brochure Declaration

FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. **PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.





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