PTN Estates

Residential Sales & Lettings

42C John Street, , Brierley Hill, DY5 1HE

£185,000

Situated on John Street, Brierley Hill, this well-presented two-bedroom semi-detached home offers modern and practical accommodation in a quiet cul-de-sac location.

The property features a bright and spacious living room with double doors opening onto the rear garden, together with a fitted kitchen and a useful ground floor WC.

Upstairs, there are two good-sized bedrooms and a family bathroom.

Outside, the property benefits from parking to the front and an enclosed rear garden.

The property is currently vacant and is offered for sale with no upward chain, making it an ideal choice for first-time buyers, investors or those looking for a straightforward move.

Early viewing is recommended.

Hallway 0.8 x 4.91
UPVC Front door, gas central heating radiator, ceiling light point.

Lounge 3.5 x 3.91
UPVC double glazed windows and double doors to rear elevation, ceiling light point, gas central heating radiator, fire place.

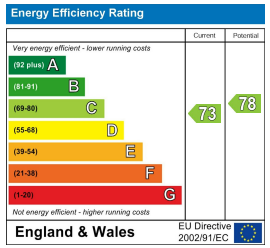
Kitchen 2.55 x 3.03 (max)
UPVC double glazed windows to front elevation, wall and base units, gas central heating radiator, ceiling light point, extractor hood above stove.

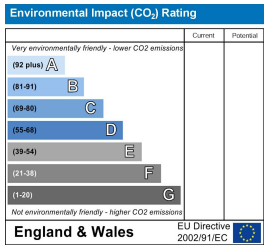
WC 1.4 x 1.2 (max)
Under stairs, gas central heating radiator, ceiling light point.

Bedroom one 3.53 x 3.04
Gas central heating radiator, ceiling light point, storage cupboard over stairs, UPVC double glazed windows to front elevation.

Bedroom two 3.52 x 2.35
Gas central heating radiator, UPVC double glazed window to rear elevation, ceiling light point.

Bathroom 2.53 x 1.46
Loft hatch, ceiling light point, storage cupboard above stairs, UPVC double glazed window, electric triton shower, extractor fan.





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, Stephensons 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.