

# PTN Estates

Residential Sales & Lettings



23 Pheasant Street, , Brierley Hill, DY5 3UU

£1,000 PCM

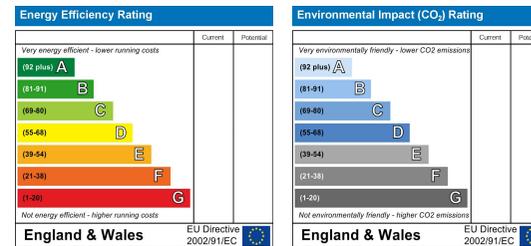
This spacious mid-terraced property offers well-proportioned accommodation throughout, ideal for families or professionals alike. The home features three generous double bedrooms and an attractive lounge complete with a charming feature fireplace.

The fitted dining kitchen is well-equipped with an oven, hob, dishwasher, and fridge/freezer, providing a practical and sociable space for everyday living and entertaining. A useful utility area sits just off the kitchen and includes a washing machine and separate WC.

The family bathroom is fitted with a modern suite and shower over the bath.

Additional benefits include gas central heating, uPVC double glazing throughout, and a large rear garden offering excellent outdoor space.

Early viewing is highly recommended.



**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.