PTN Estates

Residential Sales & Lettings

94 Tiled House Lane, , Brierley Hill, DY5 4LJ **£210,000**

Located in Brierley Hill, Tiled House Lane presents a delightful opportunity to acquire a semi-detached house that perfectly balances comfort and modern living. This three-bedroom residence, built in 1930, has been thoughtfully updated to meet the needs of contemporary families while retaining its classic appeal.

Upon entering, you are welcomed into a spacious hallway leading to the beautiful reception room that offers a warm and inviting atmosphere, ideal for both relaxation and entertaining. The refitted kitchen boasts modern fixtures and ample storage, making it a joy for any home cook. The heart of the home is undoubtedly the large conservatory which extends the living space, providing a bright and airy area that overlooks the private rear garden—perfect for enjoying sunny afternoons or hosting gatherings.

The property features two well-appointed bathrooms, including a convenient ground floor Shower room and an upstairs WC, ensuring that family life runs smoothly. Complete with two double bedrooms and a single bedroom, providing comfortable retreats for rest and relaxation.

Outside, the large gated driveway accommodates three or more vehicles, offering both convenience and security. The private rear garden is a tranquil oasis, ideal for outdoor activities or simply unwinding in a peaceful setting.

With gas central heating and UPVC double glazing throughout, this home is not only stylish but also energy-efficient. Tiled House Lane is a wonderful place to call home, combining the charm of a period property with the benefits of modern living. This semi-detached house is a must-see for those seeking a family-friendly environment

Approach
Set back from the road via a large gated block paved driveway with ample parking for 3+ cars and access to the rear garden

Entrance Hall 2.7 x 2.2
Entered via the upvc front door to entrance hall complete with gas central heated radiator, ceiling light point and large storage cupboard

Lounge 4.85 x 3.3
Complete with gas fire set in a beautiful hearth and surround, ceiling light point and upvc double glazed windows to front and rear elevation

Kitchen 3.19 x 3.02
Complete with wall and floor units, ceiling light point, gas hob, double oven, plumbing for washing machine, upvc double glazed windows to side and rear elevation, gas central heated radiator and wooden door to conservatory

Shower Room 2.49 x 1.79
Complete with gas central heated towel rail, Spotlights, Obscure UPVC Double glazed window to side elevation. Benefits include enclosed shower cubical, low flush wc, sink set in vanity unit and under stairs storage

Conservatory 4.34 x 3.67
Complete with with wall lights and electricity

Bedroom 1 4 x 3.13
Complete with fitted wardrobe, gas central heated radiator, ceiling light point and UPVC double glazed window to the rear elevation

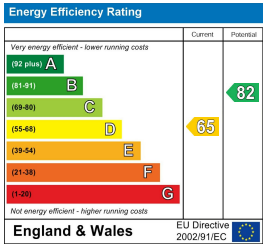
Bedroom 2 3.04 x 2.92
Complete with fitted wardrobe, gas central heated radiator, ceiling light point and UPVC double glazed window to the rear elevation

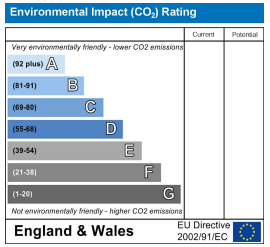
Bedroom 3 3.3 x 1.82
Complete with gas central heated radiator, ceiling light point and UPVC double glazed window to the front elevation

WC 2.5 x 0.9
Complete with obscure upvc double glazed window to the front elevation, ceiling light point, low flush wc and hand basin

Rear Garden
Fully fenced boarders and handy brick built storage shed

Important Information
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 £35+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.
AI Disclaimer: Some images used in this listing may have been digitally enhanced or generated using AI-based tools for illustrative purposes. While every effort has been made to ensure accuracy, these images may not precisely reflect the current condition or appearance of the property. We recommend arranging a viewing to appreciate the property fully.





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.