ABODE
SALES & LETTINGS

Stockwell Avenue, Brierley Hill, West Midlands, DY5 2NL

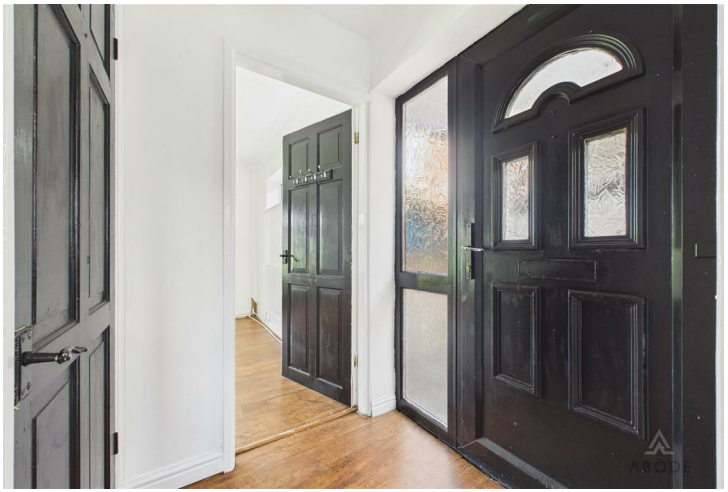
£205,000



https://www.abodemidlands.co.uk







A three-bedroom home situated at the start of Stockwell Avenue, just off Acres Road, conveniently located close to local shops on Woods Lane and Merry Hill, with Thorns Secondary School within the street. Offered for sale with no upward chain, the property briefly comprises an entrance hallway, spacious lounge with bay window and feature gas fireplace, separate dining room with patio doors leading to the rear garden, and a fitted kitchen with a range of storage units and integrated cooking facilities.

To the first floor are three bedrooms, including two with useful built-in storage, together with a family bathroom. Further benefits include UPVC double glazing, gas central heating, loft access and a rear garden.

ABODE
SALES & LETTINGS

Hallway
Accessed via a double-glazed entrance door with adjoining frosted double-glazed window. The hallway benefits from a built-in storage cupboard and provides access to the principal reception rooms and stairs rising to the first-floor landing.

Lounge
A spacious reception room featuring a UPVC double-glazed bay window overlooking the front elevation, together with a further frosted UPVC double-glazed window to the side. A focal-point gas fireplace with timber Adam-style surround and mantle provides an attractive feature. Additional benefits include two central heating radiators, TV aerial point, telephone point and a smoke detector.

Dining Room
Featuring a central heating radiator, attractive panelled flooring and UPVC double-glazed sliding patio doors providing direct access to the rear garden. The dining room also provides access to the kitchen.

Kitchen
Fitted with a range of matching base and eye-level storage cupboards and drawers, complemented by marble-effect roll-top work surfaces. The kitchen includes a stainless-steel sink and drainer with mixer tap, four-ring stainless-steel gas hob with matching extractor hood, and an oven and grill. There is plumbing and space for freestanding under-counter appliances, together with space for a fridge freezer. A useful storage cupboard provides additional shelving. A UPVC double-glazed window overlooks the rear elevation.

Landing
The landing features a UPVC double-glazed window to the side elevation, access to the loft space via a loft hatch, carbon monoxide detector and doors leading to all three bedrooms and the family bathroom.

Bedroom One
A well-proportioned bedroom with UPVC double-glazed window overlooking the front elevation, central heating radiator and a useful over-stairs storage cupboard/wardrobe with hanging rails and shelving.

Bedroom Two
Featuring a UPVC double-glazed window overlooking the rear elevation, central heating radiator, panelled flooring and a useful built-in wardrobe with hanging rail.

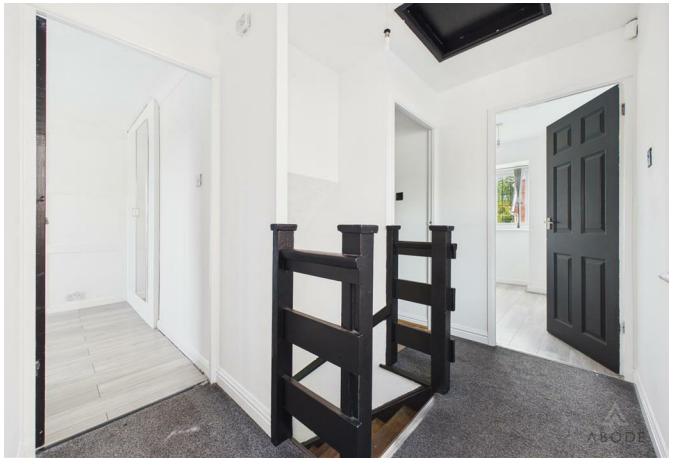
Bedroom Three
Featuring a UPVC double-glazed window to the front elevation and central heating radiator.

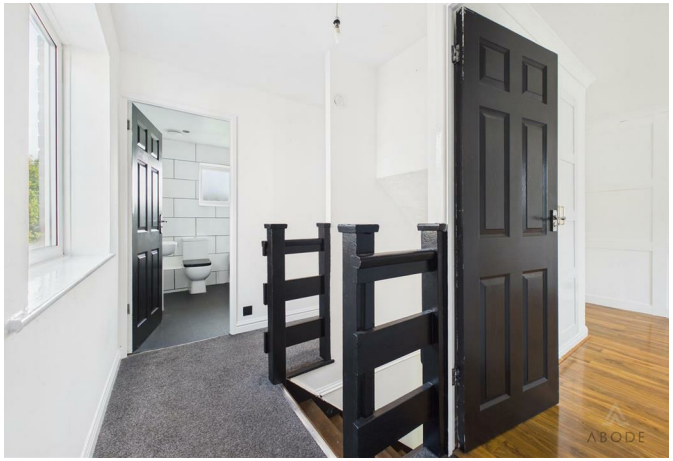
Family Bathroom
Fitted with a three-piece suite comprising low-level WC, wash hand basin with mixer tap and bath with electric shower over. The bathroom also benefits from a heated towel radiator, UPVC double-glazed frosted window overlooking the rear elevation, extractor fan and ceiling spotlights. The Worcester Bosch combination boiler is also housed within the bathroom.



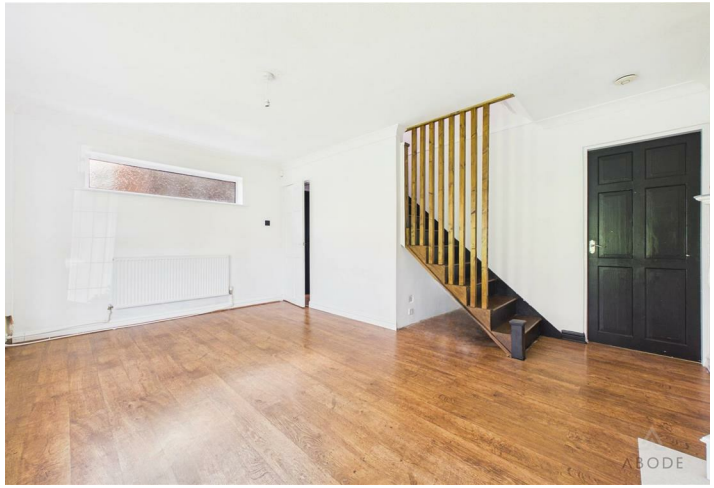



ABODE

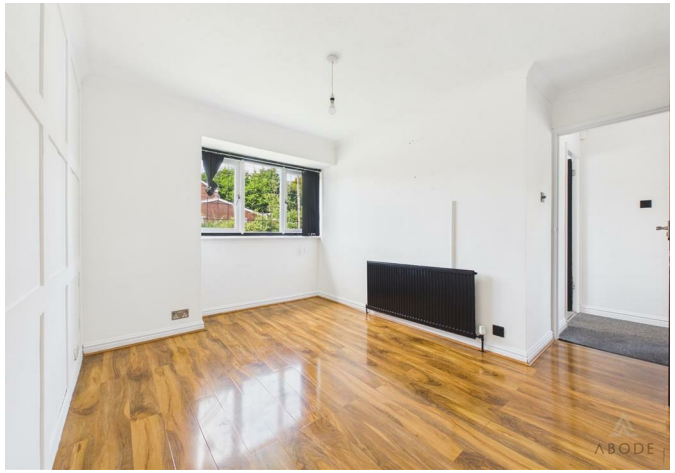

ABODE


ABODE


ABODE


ABODE


ABODE







AML Disclaimer -

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.

All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds.

Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners. These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.

Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - General

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

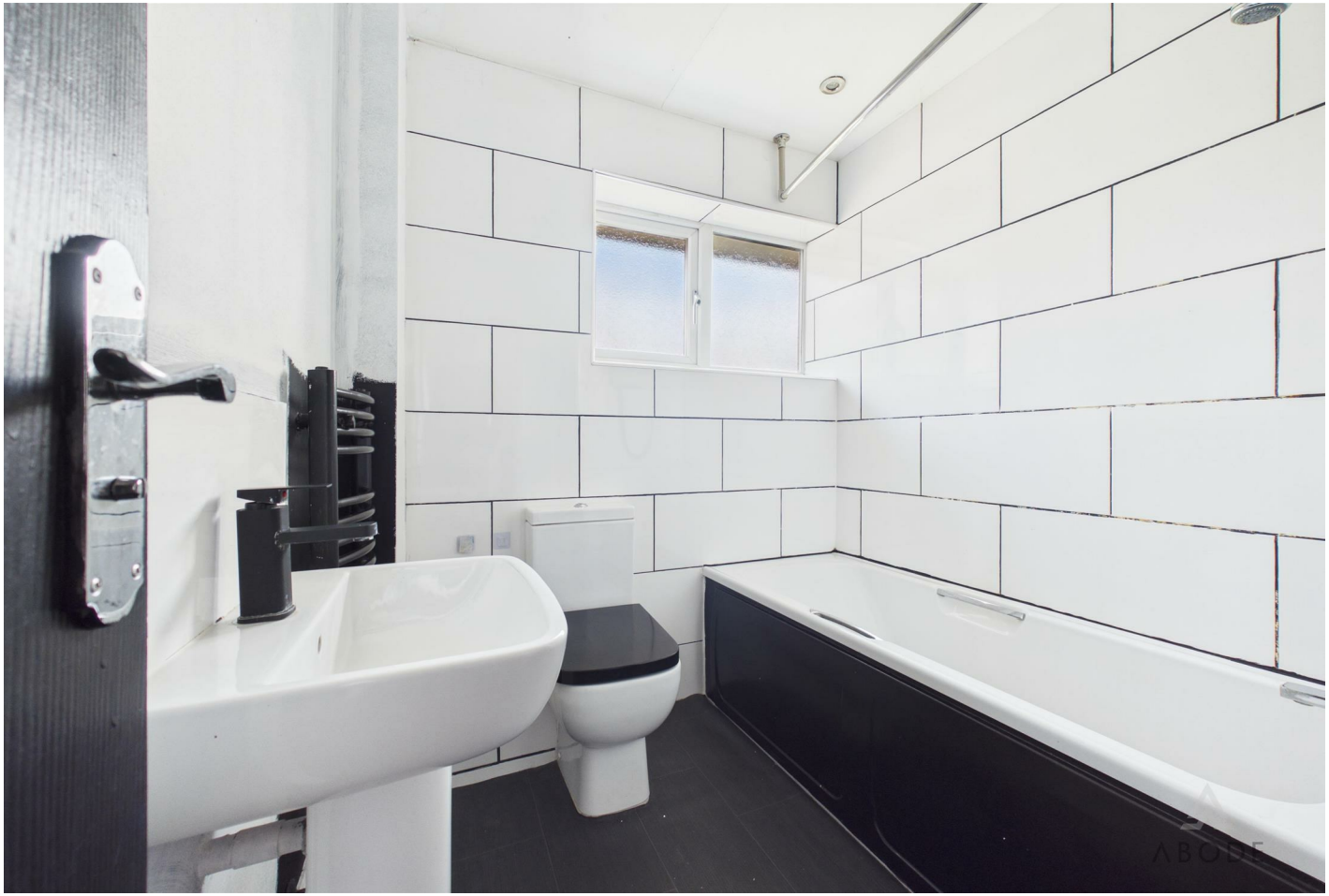
Service Charges and Management Fees

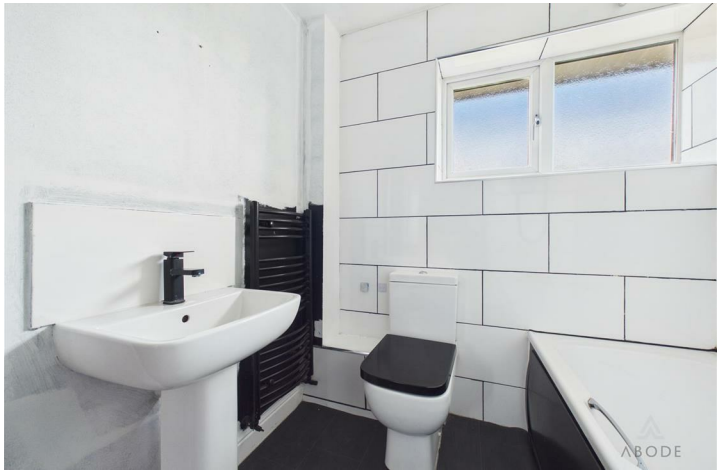
Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.











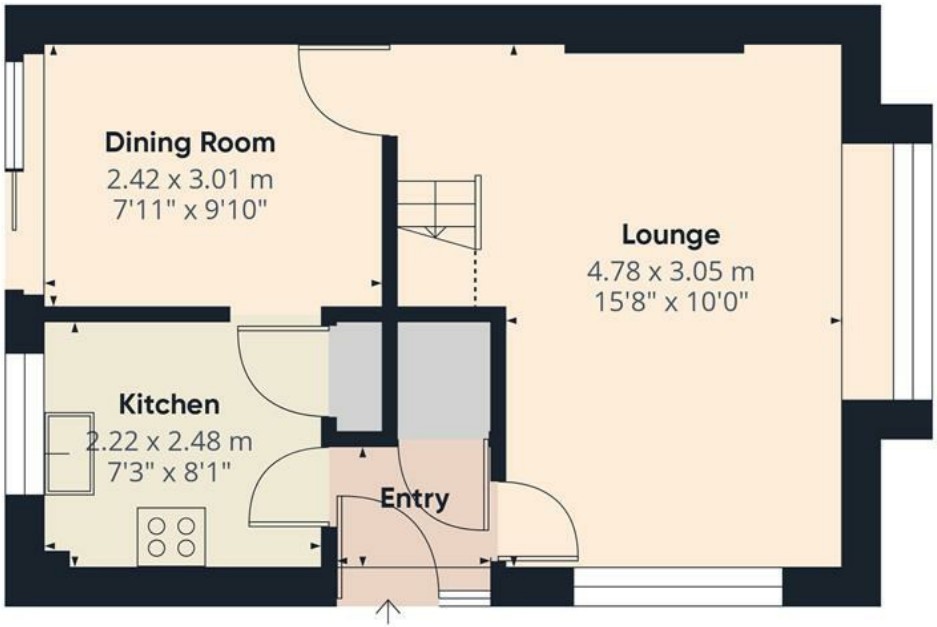




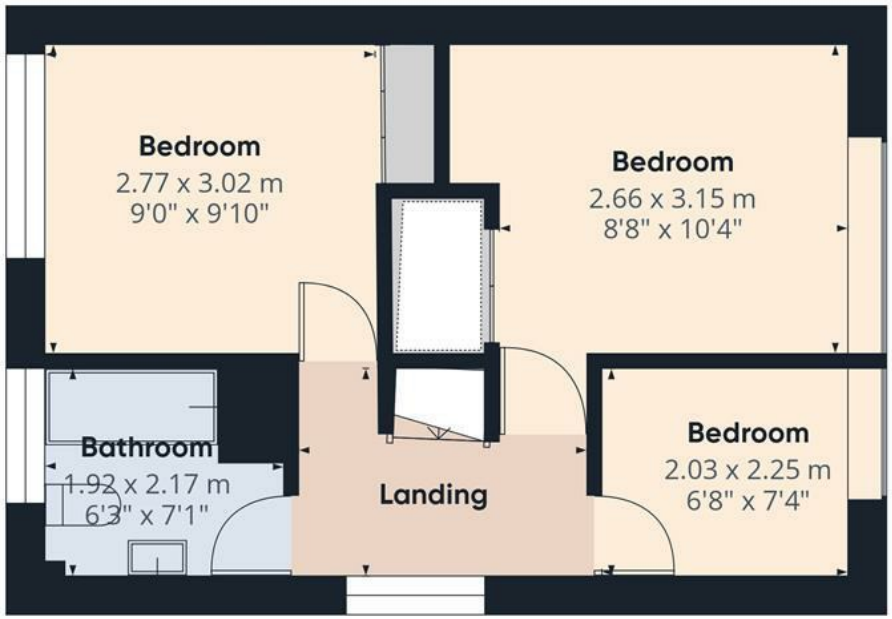





6



Floor 0



Floor 1



ABODE

Approximate total area(1)

67.1 m²

722 ft²

Reduced headroom

0.9 m²

9 ft²

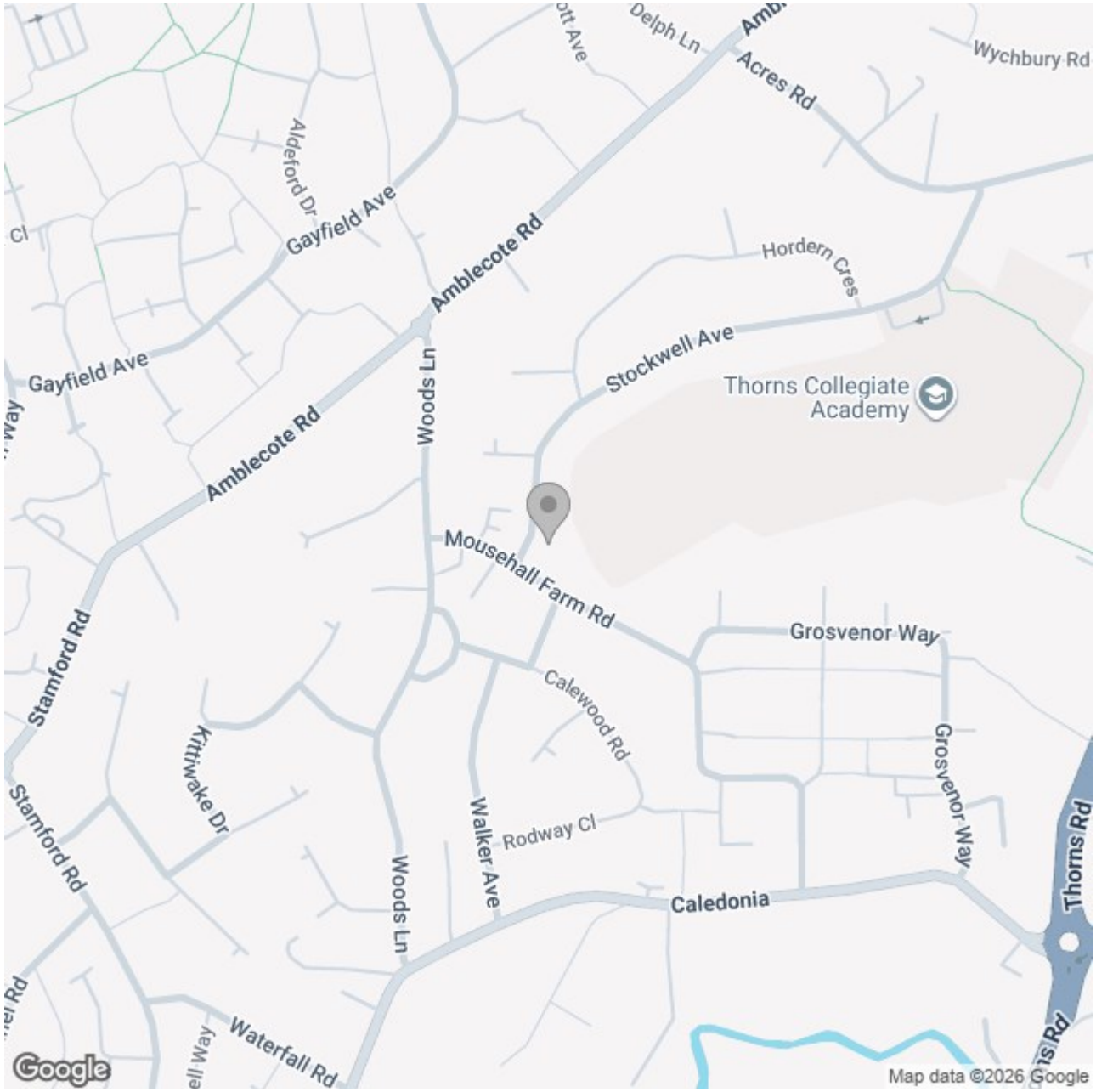
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.