

PTN Estates

Residential Sales & Lettings



153 Mill Street, , Brierley Hill, DY5 2TH

£250,000

Located on Mill Street, Brierley Hill close to the merry hill centre, this delightful semi-detached house, built in the 1930s, offers a perfect blend of character and modern living. With three spacious bedrooms, this property is ideal for families seeking comfort and convenience.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining guests. The well-appointed kitchen, complemented by a utility area and a convenient downstairs WC, ensures that daily living is both practical and enjoyable. The family bathroom, located upstairs, is designed to cater to the needs of a busy household.

One of the standout features of this home is the large garden, which boasts an orchard at the rear, offering a serene outdoor space for children to play or for gardening enthusiasts to cultivate their green thumbs. The property also includes parking for two vehicles, adding to the convenience of this lovely residence.

This semi-detached house on Mill Street is not just a home; it is a sanctuary that combines the charm of its era with the needs of modern family life. With its generous living spaces and beautiful garden, it presents an excellent opportunity for those looking to settle in a friendly community. Do not miss the chance to make this wonderful property your own.

Approach

Set back from the road via a large gravel driveway and front garden with lawns and well matured borders, access to garden via side gate and access to the garage

Porch 0.9 x 2.1

Complete with ceiling light point

Entrance Hall 5m x 1.9

Complete with ceiling light point and gas central heated radiator

Lounge 4.4 x 3.6

Complete with aluminium part stained glass double glazed windows to the front elevation, fire with surround and hearth, gas central heated radiator and ceiling light point

Dining Room 4 x 3.7

Complete with open fire, ceiling light point, double gas central heated radiator and aluminium double glazed door to rear garden

Kitchen 2.7 x 3.3

Complete with wall and floor units, chimney style extractor, UPVC double glazed window to side elevation, double sink and draining board, strip lighting, gas central heated radiator and large under store storage cupboard

Utility 2.7 x 2.2

Complete with wooden door, aluminium double glazed window to rear elevation, gas central heated radiator, plumbing for automatic washing machine and ceiling light point

W.C 0.8 x 1.1

Complete with wall mounted handbasin and low flush WC, ceiling light point and aluminium double glazed window to side elevation

Landing

Complete with obscured aluminium double glazed window to side elevation, loft access hatch and ceiling light point

Bedroom 1 4 x 3.7

Complete with double gas central heated radiator, ceiling light point and double glazed aluminium window to front elevation

Bedroom 2 4 x 3.7

Complete with gas central heated radiator, double glazed aluminium window to rear elevation and ceiling light point

Bedroom 3 2.8 x 3.3

Complete with aluminium double glazed window to rear elevation, ceiling light point and double gas central heated radiator

Bathroom 1.7 x 1.9

Complete with three piece suite consistent of low flush WC, pedestal handbasin and panelled in bath with shower off taps, obscure aluminium double glazed window to front elevation, ceiling light point and gas central heated radiator

Garage

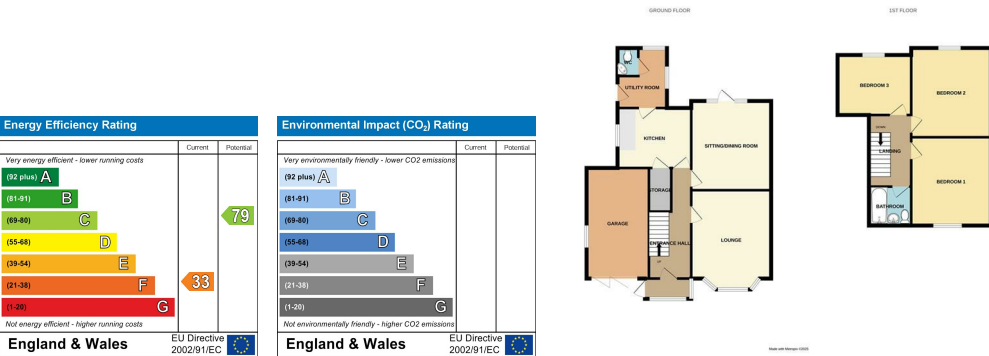
Complete with ceiling light point, single glazed window to side elevation and wooden folding door

Garden

Large rear garden with patio and lawn, side access and access to rear pathway and orchard

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 £25+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.



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, Stephenson's 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.