Connells

Tiled House Lane
Brierley Hill

Tiled House Lane
Brierley Hill DY5 4LG

for sale
£210,000

Property Description

This well presented semi-detached home is located in the sought-after area of Pensnett. With meticulously maintained living spaces by the current owners, it is ready for immediate occupancy, making it an excellent choice for first-time buyers. The property includes a detached outbuilding, which is perfect for a home office or social events, along with a spacious corner plot rear garden. Additionally, it is conveniently situated near schools, local amenities, and Russell's Hall Hospital.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.

Entrance Hall

Double glazed door to the front elevation, double glazed window to the front, stairs to first floor accommodation, understairs store.

Lounge

15' 10" x 11' (4.83m x 3.35m)

Double glazed window to the front elevation, double glazed french doors to the rear, electric fire with feature surround, central heating radiator.

Kitchen

13' 5" (max) x 9' 2" (4.09m (max) x 2.79m)

A fitted gloss kitchen to include a range of wall and base units with work surfaces over, one and a half bowl sink & drainer unit with mixer tap over, electric oven & gas hob with cooker hood over, plumbing for washing machine, integrated fridge freezer, tiling to splashback, central heating radiator, double glazed window to the rear, double glazed door to the rear.

First Floor

Landing

Double glazed window to the front elevation, airing cupboard housing boiler, central heating radiator.

Bedroom One

13' 8" x 9' 5" (4.17m x 2.87m)

Double glazed window to the rear & side, central heating radiator.

Bedroom Two

11' 2" x 8' 5" (3.40m x 2.57m)

Double glazed window to the rear, fitted cupboard.

Bedroom Three

10' 11" x 6' 11" (3.33m x 2.11m)

Double glazed window to the front elevation.

Bathroom

Suite to comprise bath with shower over, wash hand basin, low level w.c., double glazed window to the side.

Outside

To the front of the property block paved foregarden, side access to rear garden. Rear garden having porcelain paved patio area, step down approach to lawned area with various shrubs & borders.

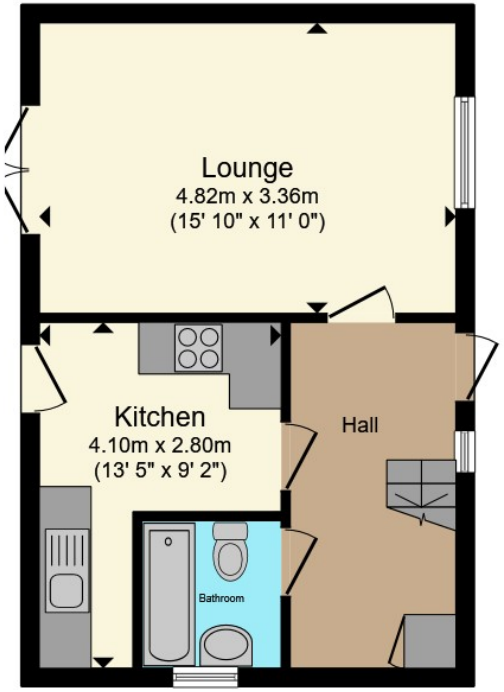
Out Building

15' 5" x 9' 3" (4.70m x 2.82m)

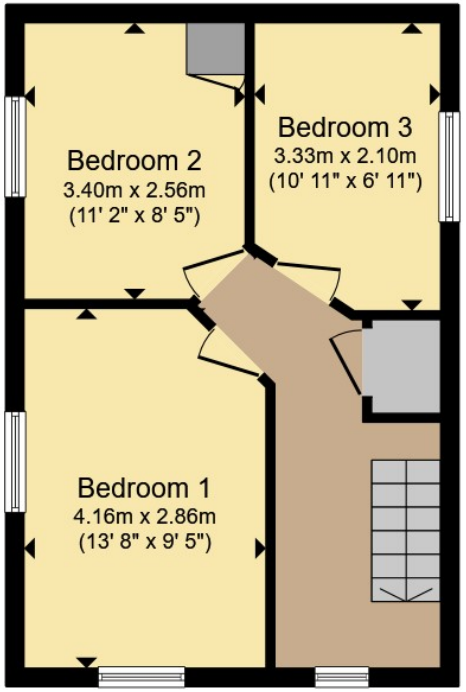
Power & light.

WHEN YOU
MISS ME
HUG
This Pillow

FERREX



Ground Floor



First Floor

Total floor area 71.9 m² (774 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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4 & 5 Stone Street
DUDLEY DY1 1NS

EPC Rating: C

Council Tax
Band: A

Tenure: Freehold

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The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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