

# PTN Estates

Residential Sales & Lettings



7 Blackhorse Lane, , Brierley Hill, DY5 2SY

£190,000

Situated in Blackhorse Lane, Brierley Hill, this spacious end terrace house presents an excellent opportunity for families and professionals alike. The property boasts three generously sized bedrooms, providing ample space for relaxation and rest. The attractive lounge serves as a welcoming area for both entertaining guests and enjoying quiet evenings at home.

The fitted breakfast kitchen is a delightful feature, perfect for casual dining and culinary adventures. Additionally, the ground floor WC adds convenience for residents and visitors alike. With plenty of storage cupboards throughout the property, you will find it easy to keep your living space tidy and organised.

This home benefits from gas central heating and UPVC double glazing, ensuring comfort and energy efficiency throughout the year. The front and rear gardens offer a lovely outdoor space for gardening enthusiasts or for children to play, enhancing the overall appeal of the property.

Situated close to the Merry Hill Centre, residents will enjoy easy access to a variety of shops, restaurants, and leisure facilities, making this location both practical and vibrant. This end terrace house is not just a place to live; it is a wonderful opportunity to create lasting memories in a welcoming community.

**Hall way**

Upvc entrance door, two ceiling light points, gas central heating radiator, storage cupboard, doors to the lounge, kitchen / diner, wc and stairs to first floor

**Lounge 3.40 x 3.64**

Upvc double glazed window to the front elevation, gas central heating radiator and ceiling light point

**Kitchen / Diner 5.33 x 4.25 (max)**

Fitted kitchen with an array of wall and base units, rolled edge work surfaces, tiled splash backs, stainless steel single drainer sink unit, recess for cooker and plumbing for washing machine and dish washer, laminate flooring, store cupboard, two gas central heating radiators, two ceiling light points, two upvc double glazed windows and door to the rear elevation.

**WC 0.85 x 1.37**

Low flush wc, wash hand basin, window to front elevation and ceiling light point

**Landing**

Ceiling light point, cupboard housing Ideal boiler and further airing cupboard, loft access hatch and doors off to the three bedrooms and bathroom

**Bedroom One 3.54 (max) x 4.32**

Upvc double glazed window to the front elevation, gas central heating radiator and ceiling light point

**Bedroom Two 3.07 (max) x 3.66**

Upvc double glazed window to the rear elevation, gas central heating radiator and ceiling light point

**Bedroom Three 2.58 x 2.71**

Upvc double glazed window to the front elevation, gas central heating radiator and ceiling light point

**Bathroom 2.15 x 1.69**

Panelled in bath with mixer shower tap, low flush w.c., wash hand basin, gas central heating radiator, ceiling light point, upvc obscure window to the front elevation

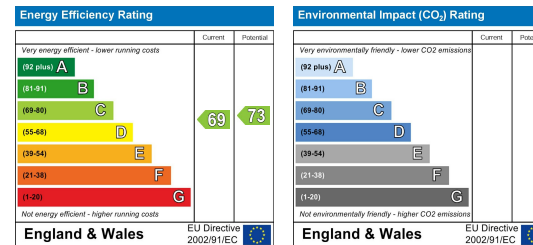
**Garden**

Paved patio area, laid to lawn and side gate

**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.

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**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**

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