

PTN Estates

Residential Sales & Lettings



Oak Court Dudley Road, , Brierley Hill, DY5 1LG

£85,000

Situated within easy reach of Russells Hall hospital, this delightful one-bedroom ground floor apartment offers a perfect blend of comfort and convenience. Ideal for individuals or couples, the property features a spacious combined lounge and kitchen, which is equipped with a built-in oven and a ceramic hob, making it a wonderful space for both relaxation and culinary pursuits.

The apartment boasts a well-appointed shower room, ensuring that your daily routines are both efficient and enjoyable. With electric heating throughout, you can expect a warm and inviting atmosphere during the cooler months. The presence of UPVC double glazing not only enhances energy efficiency but also contributes to a peaceful living environment, shielding you from the hustle and bustle outside.

This purpose-built apartment is an excellent opportunity for those seeking a low-maintenance lifestyle with modern amenities and thoughtful design, it is sure to appeal to a wide range of potential residents. Whether you are looking to invest or find your next home or a buy to let, this property on Dudley Road is well worth considering.

Council Tax A

Approach

Set back from Dudley Road, this enchanting apartment is approached via steps or wheelchair ramp with a intercom entrance hall. Number 12 can be located on the right of the ground floor

Hallway 0.99 x 4.22

With intercom telephone ensuring safety is paramount, access hatch to loft and ceiling spot lights. There is a handy storage cupboard housing the water tank with ceiling spot light for added convenience

Lounge Combine Kitchen 3.36 x 6.09

This fabulous size living area includes a lounge area which benefits from UPVC double glazing to the front elevation, ceiling spot lights and a wall mounted low tariff electric heater

Kitchen Area

This well equipped kitchen comprises of dark grey base and wall units complimented with a marble work top, stainless steel effect single sink unit with mixer tap and built in electric oven, ceramic hob and a stainless steel effect chimney styled extractor hood. Further enhanced with plumbing for an automatic washing machine,wood effect flooring and decorative window beaming natural light into the bedroom.

Bedroom 2.26 x 3.56 max

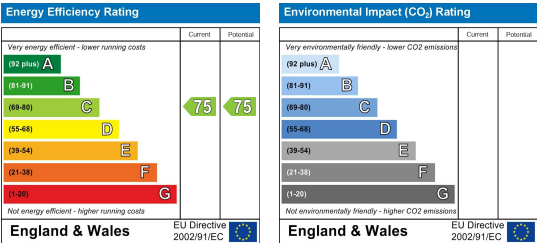
With ceiling spot lights and electric low tariff heater

Shower room 1.96 x 1.53

Comprising of a stylish vanity unit inset with a wash hand basin and mixer tap, close coupled W.C and glazed sliding door shower cubical complete with a thermostatic shower. Complimented with tasteful tiled splash back, ceiling spot lights and a chrome effect ladder style heater

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.