PTN Estates

Residential Sales & Lettings









27 Westwood Street, , Brierley Hill, DY5 3LZ **£200,000**

This extended four-bedroom semi-detached home offers generous and flexible accommodation, with the added benefit of a ground-floor bedroom ideal for guests, older relatives or those looking for single-level living.

The property has been extended over the years, with a rear extension completed in 1995 to create the additional bedroom and a further extension to the front in 2010, enlarging the wet room and adding a useful entrance porch.

A combination boiler was fitted approximately three years ago, while the property would now benefit from some further modernisation, including an updated fuse board and a refitted kitchen, giving the next owner an excellent opportunity to improve the home to their own taste.

Outside, there is a driveway providing off-road parking together with a particularly generous rear garden, making this a great option for families looking for plenty of indoor and outdoor space.

Porch 2.27 x 1.11
Upvc double glazed porch with light point

Hallway 1.84 x 1.38
Entered via a upvc porch, ceiling light point, doors off to lounge, kitchen and wet room and stairs to first floor

Lounge 3.39 x 4.82
Two upvc double glazing windows to front and rear elevation, gas fire and surround, gas central heating radiator and ceiling light point

Kitchen 2.69 x 3.23 (max)
Stainless steel sink unit, base unit, plumbing for washing machine, recess for freestanding cooker, wall mounted Instinct combi boiler, gas central heating radiator, upvc double glazed window to the side elevation, ceiling light point, understairs storage cupboard and arch to rear lobby

Rear Lobby 3.51 x 1.02
Ceiling light point, two wood and glazed doors to outside and door to ground floor bedroom

Ground Floor Bedroom 3.51 x 3.15
Upvc double glazed window to the rear elevation, ceiling light point and gas central heating radiator

Wet Room 1.64 x 2.93
Electric shower, low flush wc, wash hand basin, tiled walls, safety flooring, gas central heating radiator, enclosed light point, upvc double glazed window to the front elevation

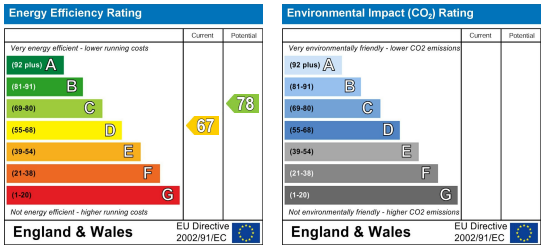
Landing
Upvc double glazed window to rear elevation, ceiling light point and loft access hatch

Bedroom One 2.73 x 4.79
Upvc double glazed window to the front and rear elevation, gas central heating radiator, ceiling light point and storage cupboard

Bedroom Two 4.42 x 2.42
Two upvc double glazed windows to the front elevation, ceiling light point, gas central heating radiator and overstairs cupboard.

Bedroom Three 2.56 x 2.32
Upvc double glazed window to the rear elevation, ceiling light, gas central heating radiator

Large rear garden with side gate





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, Stephensons 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.