PTN Estates

Residential Sales & Lettings

2B Exchange Street, , Brierley Hill, DY5 1HL **£200,000**

Newly re-appointed bungalow, conveniently positioned close to the Merry Hill Centre, local amenities, and bus routes. Situated back from the road behind a gravel driveway, adorned with a footpath and, well maintained lawn.

This expansive property boasts two bedrooms, alongside a contemporary open-plan living area containing a stylish kitchen with ample space for a distinctive dining and living area. Enhanced by UPVC patio doors, providing access to the landscaped rear garden with patio area .

The recently renovated bathroom features a sleek thermostatic shower, complemented by a chic vanity unit and WC.

Benefits include UPVC double glazing & gas central heating.

Council Tax B

NO UPWARD CHAIN

Hallway
Entered via Upvc entrance door into the hallway, ceiling light point, gas central heating radiator door to bedroom two and opening into living area

Open Plan Living Dining & Kitchen 6.44 (max) x 4.77 (max)
The expansive open-plan living area offers ample room for both a distinguished dining setting and a comfortable lounge area. The well-appointed kitchen features sleek white J-pull handleless wall and base units, accentuated by oak-effect rolled-edge work surfaces. Completing the ensemble is a stainless steel single sink unit with a modern mixer tap, alongside built-in appliances including an electric oven, induction hob, and chimney-style extractor hood.

Enhancing the functionality and appeal of this space are the benefits of gas central heating, ceiling light points, UPVC double patio doors leading onto the rear garden, and a generously sized storage cupboard.

Bedroom One 3.60 x 3.0
The primary bedroom, positioned at the front elevation, features an elegant bay window that bathes the space in natural light. Complemented by ceiling light points and gas central heating.

Bedroom Two 2.39 x 3.54
Oozing with sunshine this second bedroom benefits from UPVC double gazed window , gas central heating and ceiling light point

Inner Lobby 3.58 x 0.90

Shower Room 2.06 x 1.77
In this newly refitted shower room, luxury meets functionality with a spacious single shower unit, an elegant vanity unit, and a WC. The space is adorned with fully tiled walls and flooring, exuding a sense of modern sophistication. Adding both warmth and style, a sleek ladder-style radiator completes the ensemble, ensuring comfort and convenience in every detail.

Rear Garden
Paved patio area, laid to lawn, side gate, outside tap

Front Garden
Paved pathway, driveway, car charging point

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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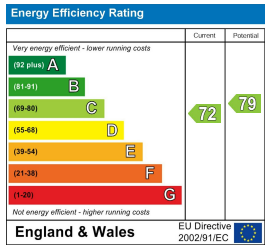

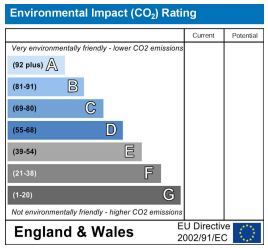

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Transparency
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