PTN Estates

Residential Sales & Lettings









40 Bell Street, Pensnett, Brierley Hill, DY5 4HG **£165,000**

Located in Pensnett, Brierley Hill, with NO UPWARD CHAIN this end terrace house presents a wonderful opportunity for those looking to invest in a family home. Built in 1939, the property spans an impressive 797 square feet and is brimming with potential, albeit in need of refurbishment.

Inside, you will find a well-proportioned layout featuring three bedrooms, including two spacious doubles and a single, making it ideal for families or those seeking extra space. The two reception rooms offer versatile spaces that can be tailored to your needs, whether for relaxation or entertaining guests.

The fitted kitchen provides a functional area for culinary pursuits, while the property benefits from gas central heating, ensuring warmth and comfort throughout the colder months. The presence of UPVC double glazed windows enhances energy efficiency and noise reduction, making for a more pleasant living environment.

Externally, the property boasts a double garage and a driveway, providing ample parking and storage options. The private front and rear gardens offer a delightful outdoor space for children to play or for gardening enthusiasts to cultivate their green fingers.

This property is not only a fantastic family home but also an excellent investment opportunity, given its desirable location and potential for enhancement. With its blend of space, convenience, and charm, this end terrace house on Bell Street is certainly worth considering for those looking to make their mark in the property market.

Approach
Set back from the road via a gated driveway, side access path and front garden leading to UPVC front door to entrance hall and UPVC front door to garage plus up and over garage door and side access to rear garden

Entrance hall 1.6 x 4
Entered via the UPVC front door with obscure glazed panel, complete with gas central heated radiator, ceiling light points and under stair storage cupboard with door leading to integral garage

Lounge 3.3 x 4
Complete with UPVC double glazed bay window to front elevation, gas central heated radiator and ceiling light point

Dining Room 3.3 x 3.6
Complete with ceiling light point, UPVC double glazed door to rear garden and gas central heated radiator

Kitchen 2.2 x 1.6
Complete with ceiling light point, wall and floor units, sink with drainer, and UPVC double glazed window to rear garden

Landing
UPVC double glazed obscure window to side elevation and loft access hatch

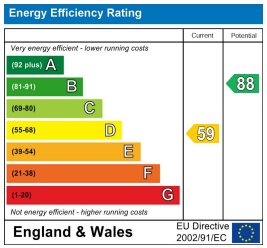
Bedroom 1 3.2 x 4
Complete with UPVC double glazed window to rear elevation, ceiling light point and gas central heating radiator

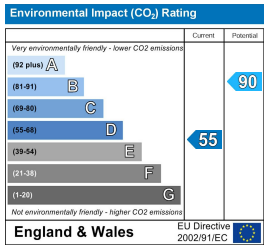
Bedroom 2 3.3 x 3.6
Complete with UPVC double glazed window to front elevation, ceiling light point and gas central heating radiator

Bedroom 3 1.8 x 2.2
Complete with UPVC double glazed window to front elevation, ceiling light point and double gas central heated radiator

Shower Room 1.6 x 2.2
Complete with UPVC double glazed obscure window to rear elevation, ceiling light point, double gas central heated radiator, low flush WC, pedestal basin and shower cubicle with electric shower

Garage 4.5 x 5
Complete with UPVC door to front and UPVC door to rear garden, up and over garage door, boiler, strip lighting and electricity







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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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