

PTN Estates

Residential Sales & Lettings



2 Marbury Mews, , Brierley Hill, DY5 3DQ

£240,000

Welcome to this charming three-bedroom house located in the peaceful cul-de-sac of Marbury Mews, Brierley Hill. This property offers a perfect blend of comfort and convenience, making it an ideal family home.

As you enter, you will appreciate the spacious layout that allows for both relaxation and entertaining. The three bedrooms provide ample space for family members or guests.. The property boasts a lovely garden, perfect for enjoying sunny afternoons or hosting gatherings with friends and family.

One of the standout features of this home is the garage, providing secure parking and additional storage space, which is always a valuable asset. Furthermore, the absence of an upward chain means that you can move in without delay, making this an attractive option for those looking to settle in quickly.

Situated in a quiet cul-de-sac, this property offers a serene environment while still being conveniently located near local amenities and transport links. Whether you are a first-time buyer or looking to upsize, this house in Marbury Mews presents a wonderful opportunity to create lasting memories in a delightful setting. Do not miss the chance to make this lovely house your new home.

Porch 1.37 x 0.95

laminated flooring, UPVC double glazed window and door, wall light, wood panelled door to enter the lounge.

Lounge 4.76 x 3.92

UPVC double glazed windows, stairs leading to first floor, understairs storage, ceiling light point, electric fire, gas central heating radiator.

Kitchen/Diner 4.75 x 2.95

Fitted kitchen with an arrange of Beech effect wall and base units, tiled splash backs, rolled edge work surfaces, stainless steel single drainer sink unit, Worcester boiler, gas central heating radiator, two ceiling light points, two UPVC double glazed windows and a UPVC door leading to the garden.

Bedroom one 2.42 x 3.98

UPVC double glazed window to front elevation, ceiling light point, gas central heating radiator, built in wardrobes and dressing table.

Bedroom two 2.87 x 2.93

UPVC double glazed window to rear elevation, ceiling light point, gas central heating radiator.

Bedroom three 2.23 x 3.13

UPVC double glazed window to front elevation, ceiling light point, gas central heating radiator, cupboard.

Bathroom 1.79 x 1.65

Panelled in bath, Triton electric shower over bath, low flush WC, tiled walls, gas central heating, ceiling light point, UPVC double glazed window to rear elevation.

Landing 1.79 x 1.94

Gas central heating, ceiling light point, loft access hatch.

Garage 2.48 x 5.63

Door from garden for access, front up and over garage door

Rear Garden

Patio, laid to lawn, outside tap

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.

