

# PTN Estates

Residential Sales & Lettings



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10a Belbroughton

£300,000

Located in the charming and sought after area of Blakedown, this delightful end terrace cottage on Belbroughton Road offers a perfect blend of comfort and convenience. The property features two spacious double bedrooms, making it an ideal choice for couples, small families, or those seeking a guest room.

Upon entering, you are welcomed by a splendid lounge that provides ample space for relaxation and perfect for unwinding after a long day. The fitted kitchen is well-equipped, making meal preparation a pleasure.

One of the standout features of this home is the lovely conservatory, which allows for an abundance of natural light and offers a serene space to enjoy the garden views throughout the seasons. The bathroom is conveniently located, ensuring ease of access for all residents.

For those with vehicles, the property boasts parking for two cars at the rear, a valuable asset in this sought-after location. The surrounding area is known for its community spirit and accessibility to local amenities, making it a desirable place to live.

In summary, this end terrace cottage on Belbroughton Road presents an excellent opportunity for anyone looking to settle in a peaceful yet vibrant neighbourhood. With its generous living spaces, convenient parking, and charming conservatory, this property is sure to attract interest. Do not miss the chance to make this lovely house your new home.

**Approach**

Located on the sought after Belbroughton Road, set behind a picket fence with block paving through the UPVC entrance door leading into the lounge

**Lounge**

The main focal point of this splendid lounge is the Adam style fire place with marble hearth and back, inset with a coal effect gas fire. Tastefully decorated with dado rail and benefiting from UPVC double glazing to the front elevation, gas central heating and ceiling light point. Stairs lead to the first floor and door leads to the kitchen

**Kitchen**

This well equipped kitchen comprises of cream country style base and wall units, complimented with wood effect work top and tasteful tiled splash back and flooring. Further enhanced with a cream carbonate single and a half sink unit with mixer tap and gas cooker with chimney style extractor fan. Benefits include gas central heating, ceiling light point and UPVC double glazing to conservatory. A stable style UPVC doors leads into the conservatory

**Conservatory**

This fabulous UPVC double glazed conservatory is such an asset to the property which enjoys wonderful views of the delightful established rear garden. Benefiting from wood effect flooring, ceiling light point and gas central heating. UPVC French doors lead into the garden. There is a handy wood effect work top which caters for the washing machine and tumble dryer below

**Landing**

Decorated with dado rail and benefiting from ceiling light point. There is access hatch to loft

**Bedroom One**

Located to the rear elevation, decorated with dado rail and enjoying views of the garden with UPVC double glazing to the rear and side elevation, ceiling light point and gas central heating.

**Bedroom Two**

Located to the front elevation, with UPVC double glazing to the front and side elevation, ceiling light point and gas central heating.

**Shower Room**

Comprising of a double shower cubical with a thermostatic hand held shower unit and a stylish combination of a wash hand basin inset within a vanity unit with mixer tap and W.C. Complimented with wood effect flooring, panelled PVC ceiling with spot lights and aqua boarded walls. Benefits include obscure UPVC double glazing to the side elevation, chrome effect ladder style heated towel rail

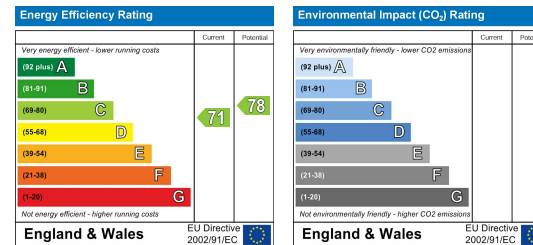
**Rear Garden**

This most delightful rear garden boasts well established plants, shrubs and trees with a shaped lawn, paved pathway and a block paved patio. There is a side gate that leads to the rear two car parking space

**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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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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