



32 Church Street
Brierley Hill, DY5 4EY

Offers Over £205,000

Property Description

An extended three bedroom semi detached style property, located within walking distance to Russells Hall Hospital and St Mark's C of E Primary School. Other local schools include Holly Hall Academy and Woodside Community School and Children's centre.

The property is briefly comprising of; entrance porch, entrance hall, lounge, kitchen diner, utility area, downstairs cloakroom, landing, three bedrooms and a bathroom. Gas central heating and double glazing installed throughout.

Outside benefits from front gardens and to the rear is an enclosed garden laid to lawn with rear gated parking space. NO UPWARD CHAIN.

EPC - D / CT Band - A

Approach

Slabbed pathway with steps leading to front door and side door access to the property. Front gardens available mainly laid to lawn.

Entrance Porch

Window to front. Internal door leading to:

Lounge

4.92m x 3.22m (16'1" x 10'6")

Window to front and electric wall mounted fire. Stairs leading to first floor accommodation. Internal door leading to:

Fitted Kitchen Diner

6.47m x 4.36m (21'2" x 14'3")

French doors to rear and velux windows installed. Lovely range of eye and low level units incorporating: 1 1/2 bowl stainless steel sink and drainer, built in electric oven and hob with extractor over, and space for a fridge freezer. Laminate flooring. Opening into the rear lobby which offers access from the side to the rear of the property.

Downstairs Cloakroom

0.93m x 2.10m (3'0" x 6'10")

Two piece suite comprising: low level WC and vanity unit wash hand basin.

Utility Room

2.13m x 1.54m (6'11" x 5'0")

Window to side. Wall mounted gas boiler and space for a washing machine and tumble dryer.

Landing

Doors leading to all upstairs rooms. Window to side. Loft access available.

Bedroom One

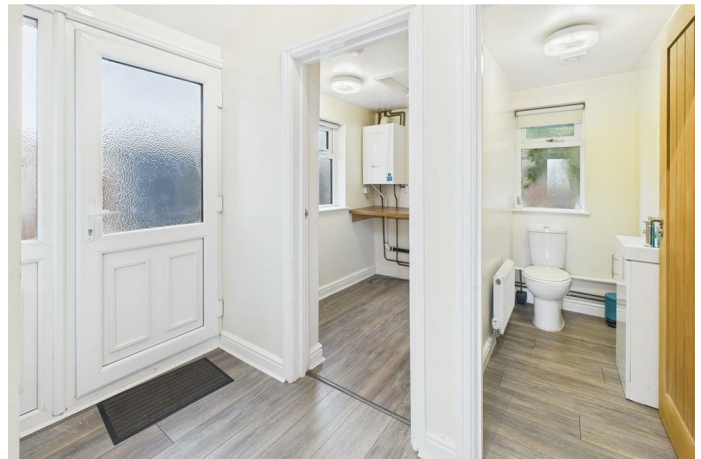
2.97m x 3.50m (9'8" x 11'5")

Window to rear and fitted wardrobes installed.

Bedroom Two

2.38m x 2.92m (7'9" x 9'6")

Window to front.



Bedroom Three

2.36m x 2.05m (7'8" x 6'8")

2.36m (7'9") x 2.05m (6'9") at widest point. Window to front and built in wardrobe.

Bathroom

Three piece suite comprising panelled bath with shower over, low level WC and vanity unit wash hand basin. Window to side.

Rear of the Property

Gated access to rear/side via access road off Bell Street, allowing off road parking for one car comfortably. Garden mainly laid to lawn with a concrete pathway in between and a patio area.

Freehold

We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Brochure Declaration

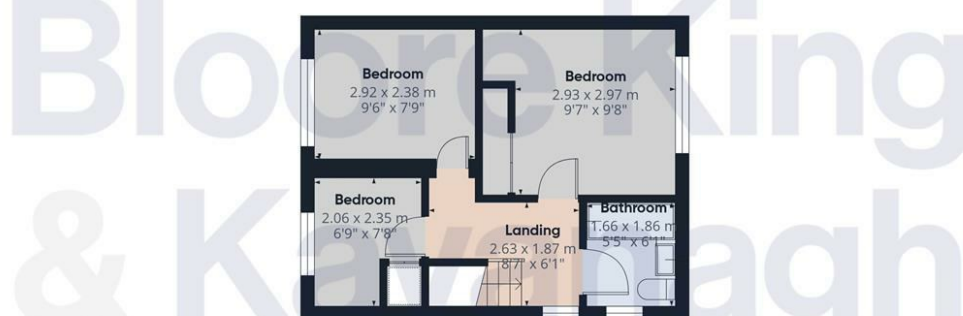
FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points.

PLANNING PERMISSION/ BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.





Floor 0



Floor 1

Approximate total area¹⁾

75.4 m²
812 ft²

Reduced headroom

0.9 m²
10 ft²

(1) Excluding balconies and terraces

Reduced headroom:

..... Below 1.5 m/5 ft.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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