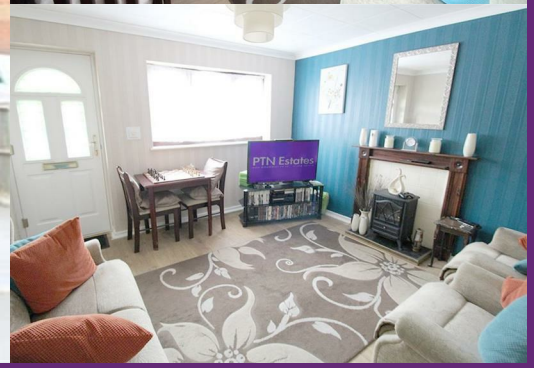
PTN Estates

Residential Sales & Lettings



Flat 5 High Street, Pensnett, Brierley Hill, DY5 4JG **£95,000**

Nestled in the heart of Pensnett, Brierley Hill, this charming ground floor flat offers a delightful living experience. With one spacious double bedroom, this property is perfect for individuals or couples seeking a comfortable home. The fitted kitchen is equipped with an oven, hob, and extractor, making it an ideal space for culinary enthusiasts.

The re-fitted bathroom features a convenient shower over the bath, providing both style and functionality. The lounge area is inviting, complemented by an inner hallway that boasts two built-in cupboards, offering ample storage solutions. The property benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year.

Outside, residents will appreciate the parking area and the communal rear gardens, perfect for enjoying the fresh air or socialising with neighbours. Importantly, this property is offered with no upward chain, allowing for a smooth and straightforward purchasing process.

This flat presents an excellent opportunity for those looking to settle in a vibrant community, with local amenities and transport links within easy reach. Don't miss the chance to make this lovely property your new home.

Lounge 3.75 x 3.84
Attractive lounge with feature fire surround, ceiling light point, leaded double glazed window to the front elevation, gas central heating radiator door through to inner hallway

Inner Hallway 2 x 2.15
Ceiling light point, gas central heating radiator, doors to two useful storage cupboards with power and lights and doors off to the kitchen, bedroom and bathroom

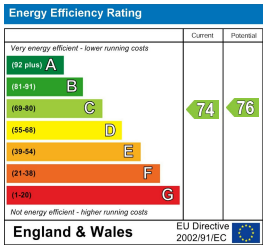
Kitchen 1.81 x 3.17
Fitted wall and base units, single drainer sink unit, oven, hob and extractor, plumbing for automatic washing machine, tiled splash backs, ceiling light point, double glazed window to the rear elevation and gas central heating radiator

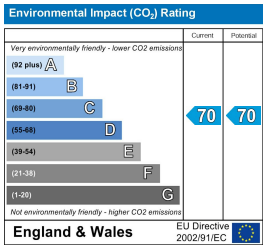
Bedroom 2.65 x 3.16
Double glazed window to the rear elevation, gas central heating radiator, ceiling light point and wall mounted combi boiler.

Re-fitted Bathroom 1.63 x 2.16
Re-fitted bathroom with white panelled in P shaped bath with shower above, low flush wc and wash hand basin set in a vanity unit, tiled walls and floor, gas central heating radiator, ceiling light point and upvc double glazed window to the side elevation

Outside
There is a communal garden to the rear and a car park to the side of the building

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.
AI Disclaimer: Some images used in this listing may have been digitally enhanced or generated using AI-based tools for illustrative purposes. While every effort has been made to ensure accuracy, these images may not precisely reflect the current condition or appearance of the property. We recommend arranging a viewing to appreciate the property fully.





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, Stephensons 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.