

PTN Estates

Residential Sales & Lettings



42 Brick Kiln Street, Quarry Bank, Brierley Hill, DY5

£180,000

Located on Brick Kiln Street in the charming area of Quarry Bank, Brierley Hill, this delightful end-terrace house offers a perfect blend of period charm and modern convenience. Built in 1902, the property has been recently refurbished, making it an ideal choice for first-time buyers seeking a home that is both stylish and functional.

Spanning an impressive 872 square feet, the house features a welcoming lounge that provides a comfortable space for relaxation and entertaining. The fitted kitchen is well-equipped, offering ample storage and preparation space for culinary enthusiasts. The family bathroom is thoughtfully designed, catering to the needs of modern living.

This property boasts three well-proportioned bedrooms, 2 double and one single, providing plenty of room for family or guests. Additionally, the cellar offers extra storage options, enhancing the practicality of the home.

One of the standout features of this property is the absence of an onward chain, allowing for a smooth and efficient purchasing process. With its appealing blend of character and contemporary updates, this end-terrace house is a wonderful opportunity for those looking to establish themselves in a vibrant community.

In summary, this recently refurbished three-bedroom home on Brick Kiln Street is a must-see for anyone looking to make their first step onto the property ladder. With its charming features and convenient location, it promises to be a delightful place to call home.

Entrance Hall

Complete with UPVC double glazed door to front

Lounge 4.7 x 3.8

Complete with ceiling light point, upvc double glazed window to front and side elevation and gas central heated radiator

Kitchen 4.5 x 3.8

Refitted kitchen with wall and floor units, sink and drainer, newly fitted oven, hob and extractor, plumbing for an automatic washing machine benefits include a ceiling light point, gas central heated radiator and upvc double glazed window to the side elevation

Cellar 4.5 x 3.6

Storage space

Landing

With Upvc double glazed window to side elevation and doors leading to bedrooms and bathroom

Bedroom 1 3.8 x 2.9 Widest Point)

Complete with upvc double glazed window to the front elevation, ceiling light point and gas central heated radiator

Bedroom 2 3.8 x 2.4

Complete with upvc double glazed window to the rear elevation, ceiling light point, gas central heated radiator, built in storage and loft access hatch

Bedrom 3 2.8 x 1.7

Complete with ceiling light point, gas central heated radiator and upvc double glazed window to the front elevation

Bathroom 1.8 x 2.8

Refitted bathroom complete with three piece suit comprising of a panelled in bath with shower over bath and shower screen, low flush wc and pedestal hand basin. Benefits include a obscured upvc double glazed window to the side elevation ceiling light point and gas central heated radiator

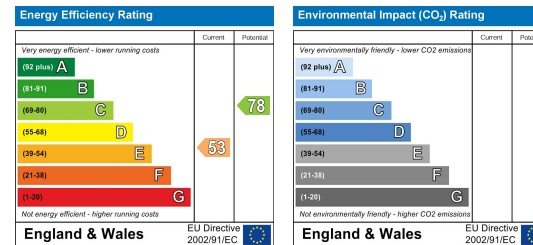
PLEASE NOTE

THERE IS NO OUTSIDE SPACE TO THIS HOUSE

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, Stephenson 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.