

# PTN Estates

Residential Sales & Lettings



53 Lakeside Court, , Brierley Hill, DY5 3RQ

£155,000



Welcome to this charming first-floor flat located in the tranquil cul-de-sac of Lakeside Court. This purpose-built property, offers a delightful living experience in one of the most sought-after areas of the region.

Spanning an impressive 624 square feet, this flat features two well-proportioned bedrooms, making it ideal for small families, couples, or individuals seeking extra space. The large lounge provides a welcoming atmosphere, perfect for relaxation or entertaining guests. The fitted kitchen is both functional and stylish, catering to all your culinary needs.

The flat boasts a recently refitted bathroom, ensuring modern comfort and convenience. Additionally, you will find two spacious storage cupboards, allowing for ample space to keep your belongings organised. Access to the loft further enhances the storage options available.

One of the standout features of this property is the rear garden, offering a private outdoor space where you can unwind and enjoy the fresh air. The peaceful surroundings of Lakeside Court contribute to a serene lifestyle, while still being conveniently located near local amenities.

This flat presents an excellent opportunity for those looking to settle in a desirable area, combining comfort, style, and practicality. Don't miss the chance to make this lovely property your new home.

Please note the property is in a coal mining area however it is not directly effected by the mines, a copy of the interpretive report is attached to the listing and can be emailed on request

**Approach**  
Set back from the road in a quiet cul de sac, with a allocated parking space in the adjacent car park

**Entrance Hall 0.9 x 3**  
Upvc front door with obscured double glazed panel, ceiling light point and electric panel heater, with stairs rising to the landing

**Landing 0.8 x 3.2**  
Complete with inset spotlights, gas central heated radiator, loft access hatch, two large storage cupboards

**Lounge 3.2 x 4.7**  
Complete with ceiling light point, UPVC double glazed window to rear elevation and double gas central heated radiator

**Kitchen 3.2 x 2.1**  
Complete with UPVC double glazed window to rear elevation, plumbing for automatic washing machine, gas central heated radiator, ideal combination boiler, integrated oven and gas hob, inset ceiling spotlights, wall and floor units, roll edge worktops and attractive splashback tiling

**Bedroom 1 3.8 x 3.2**  
Complete with ceiling light point UPVC double glazed window to front elevation and gas central heating radiator

**Bedroom 2 2.3 x 2.9**  
Complete with double gas central heated radiator, UPVC double glazed window to front elevation, ceiling light point, and large storage cupboard

**Bathroom 1.7 x 2**  
Complete with half tiled walls, inset spotlights, UPVC obscure double glazed window to side elevation, power shower over the bath, panelled in bath, pedestal handbasin, low flush WC and gas central heated radiator

**Rear Garden**  
Rear garden with fully enclosed boarders and looking into woodland

**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 £25+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.

**Additional Information**  
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**Energy Performance Certificate (EPC)**  
The property has an Energy Performance Certificate (EPC) rating of 77, indicating it is energy efficient. The EPC rating is based on the property's energy efficiency and potential for improvement.

**Environmental Impact (CO<sub>2</sub>) Rating**  
The property has an Environmental Impact (CO<sub>2</sub>) rating of 77, indicating it is environmentally friendly. The rating is based on the property's CO<sub>2</sub> emissions and potential for improvement.

**Energy Efficiency Rating**  
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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.