

PTN Estates

Residential Sales & Lettings



15 Himley Street, , Dudley, DY1 2BD

£210,000

Welcome to this beautifully refurbished semi-detached house located on Himley Street in Dudley. Spanning an impressive 753 square feet, this charming property offers a perfect blend of modern living and comfort.

As you enter, you are greeted by a spacious lounge featuring elegant tiled flooring, creating a warm and inviting atmosphere. The lounge flows seamlessly into a distinctive dining area, ideal for entertaining guests or enjoying family meals. The refitted kitchen is a highlight of the home, equipped with a new electric oven, gas hob and ample storage, making it a delightful space for culinary enthusiasts.

This property boasts two generously sized double bedrooms, providing plenty of room for relaxation and rest. The bathroom is thoughtfully designed, featuring a shower over the bath, ensuring convenience for all family members.

Additional features include a new boiler and upgraded electrics, ensuring that the home is both efficient and safe. The property also benefits from a driveway, providing parking for one vehicle, a valuable asset in this area.

This semi-detached house has been refurbished to a very high standard, making it a fantastic opportunity for first-time buyers or those looking to downsize without compromising on quality. With its modern amenities and stylish finishes, this home is ready for you to move in and enjoy.

Approach
Located within this popular cul de sac, set back from the road, behind a tarmacadam driveway and paved pathway

Hallway 0.9 x 2.5 (max)
Entered through a composite and PVC door into a spacious hall way with ceramic tiled flooring and ceiling spot light. Stairs lead to the first floor and door leads to the fabulous lounge

Lounge 3.38 x 5.34
This fabulous lounge oozes natural light and offers ceramic tiled flooring, new UPVC double glazing, new gas central heating radiators and majestic ceiling spot lights. Door leads into the kitchen

Kitchen 4.34 x 2.49
This modern new kitchen with distinctive dining area comprises of a new wall mounted 'Main' boiler, high gloss white kitchen base and wall units, complimented with tasteful tiled splash back and coordinating bleached lime oak effect work surface. Enhanced with a single stainless steel effect sink unit and a mixer tap with pull down spray, along with a built in new Lamona gas hob, electric oven and a chimney style extractor hood. Benefits include large walk in pantry, ceiling spot lights, new gas central heating radiator, new UPVC double glazed windows and patio doors. There is space for both a washing machine and fridge freezer

Landing 1.87 x 2.76 (max)
With handy built in cupboard with shelving, ceiling light point and access hatch to loft

Bedroom One 4.34 x 2.91 (max)
Located to the front elevation with new UPVC double glazed windows, new gas central heating radiator and ceiling light point

Bedroom Two 4.34 x 3.03 (max)
Located to the rear elevation with new UPVC double glazed windows, new gas central heating radiator and ceiling light point

Bathroom 2.39 x 1.88 (max)
Comprising of a white three piece suite consisting of a close coupled W.C pedestal wash hand basin and panelled in bath with triton shower over and screen. Benefits include obscure UPVC double glazing to the side elevation, ceramic tiled walls and flooring, chrome effect ladder style gas heater, extractor fan and ceiling light point.

This wonderfully easily maintained rear garden boasts a paved patio, outside tap and gate to the front elevation

Viewing is essential to appreciate the quality of this property and the opportunity to view the garden and driveway.

Call today to arrange a viewing of this fantastic property.

For more information on this property or to arrange a viewing, please call 01384 355233

PTN Estates Ltd, 74 High Street, Brierley Hill, West Midlands, DY5 3AW

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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.

