

# PTN Estates

Residential Sales & Lettings



**44 Bent Street, , Brierley Hill, DY5 1RB**

**£139,950**

Set back from the road with an elevated position this two-bedroom mid-terrace freehold house is in need of repair, which the vendor is happy to negotiate

Ideally situated near Brierley Hill town centre, offering convenient access to the popular Merry Hill complex and a diverse range of local amenities. The property is well-positioned to provide residents with a comfortable and accessible living experience.

This well-appointed two-bedroom mid-terrace house offers a comfortable and functional living space, featuring the following key attributes: lounge and separate dining room, refitted kitchen, utility, downstairs wc, two double bedrooms, family bathroom

Outside to the rear is a large garden in need of landscaping

Benefits include UPVC double glazing and gas central heating

Council Tax A

#### Lounge 3.7 x 3.7

The lounge offers a spacious layout, providing flexibility for arranging furniture and creating a cozy atmosphere. With natural light facilitated through the upvc double glazed window to the front elevation. The lounge is complete with double gas central heated radiator, ceiling light point and wall lights

#### Dining Room 3.7 x 3.7

The dining room is a separate space from the lounge, providing a designated area for dining activities. Conveniently located, allowing for easy access from the kitchen and lounge. With upvc double glazed window to the rear elevation, ceiling light point, double gas central heated radiator and stairs rising to first floor landing.

#### Kitchen 1.9 x 2.6

The property includes a fitted kitchen equipped with wall and floor units, obscured upvc double glazed window to rear elevation and strip lighting

#### Utility 2.4 x 2.4

Conveniently located to the rear of the property this space is ideal for a utility or office. Complete with double gas central heated radiator, obscured upvc double glazed window to rear elevation, ceiling light point and upvc rear door leading to the large rear garden.

#### W.C 1.6 x 0.9

Complete with low flush wc and hand basin, obscured upvc double glazed window to the rear elevation and ceiling light point.

#### Bedroom 1 3.6 x 3.7

A generously sized double bedroom complete with UPVC double glazed window to the front elevation, ceiling light point and gas central heated radiator

#### Shower room 1.2 x 2.7

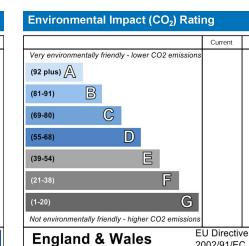
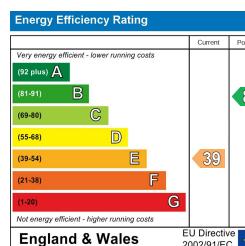
A well-appointed family shower room, complete with spot lights, electric shower and tray, low flush wc and hand basin.

#### Bedroom 2 2.3 x 3.7

A second double bedroom with upvc double glazed window to the rear elevation, ceiling light point and gas central heated radiator

#### Large rear garden

The rear garden is generously sized, providing ample space for landscaping and future improvements



#### 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.