

PTN Estates

Residential Sales & Lettings



129 Bank Street, , Brierley Hill, DY5 3DB

£180,000

Located close to the high street in Bank Street in Brierley Hill, this exquisite three-storey Victorian terraced house offers a delightful blend of period features and modern living. With three bedrooms, this property is versatile and can easily accommodate a growing family or be transformed to include a self-contained flat or HMO providing ample space for various lifestyles.

The master bedroom is a true retreat, complete with an ensuite shower room that adds a touch of luxury to your daily routine. The heart of the home is the spacious kitchen diner, perfect for family gatherings or entertaining friends. This inviting space is designed for both functionality and comfort, making it an ideal setting for culinary adventures.

Step outside to discover a tiered rear garden, thoughtfully designed with decking that creates an inviting outdoor area for relaxation and socialising. This garden space is perfect for enjoying sunny afternoons or hosting summer barbecues, offering a private oasis in the heart of Brierley Hill.

This Victorian gem is not just a house; it is a home filled with character and potential. With its prime location and flexible living options, it presents an excellent opportunity for those seeking a property that combines traditional charm with modern convenience. Do not miss the chance to make this splendid house your new home.

Approach
Located back rom the pavement and entered through a UPVC double glazed door into a spacious hallway

Hallway
This spacious hallway with the Victorian characteristic of high ceilings benefits from coved ceiling with artex and strip light. Doors lead to the lounge and cellar with an archway leading to the dining kitchen

Lounge
Located to the front elevation, boasting a UPVC double glazed bay window which oozes natural light into this spacious lounge . Benefits include coved ceiling with light point and an ornate original effect fire place.

Cellar
With light point

Dining Kitchen
This amazing spacious kitchen is the real hub of the home comprising of grey shaker style base and wall units complimented with rolled edge work top, stainless steel single and a half sink unit, gas cooker point with extractor hood above, gas central heating, plumbing for an automatic washing machine and wall mounted Potterton boiler. UPVC door leads to the decked patio and rear garden beyond. Door leads to lobby area with stairs to first floor

Lobby Area
With light point and stairs to first floor

First Floor Landing
Ceiling light point, doors to two bedrooms and bathroom with stairs to top floor

Bedroom One
Located to the front elevation with UPVC double glazing, ceiling light point and gas central heating

Bedroom Two
Located to the rear elevation with ceiling light point, gas central heating and ceiling light point with ornate original effect fire place. Door leads to ensuite shower room

Ensuite Shower Room
Comprising of a shower cubical with electric shower, vanity built in sink unit with mixer tap and close coupled W.C. Benefits include two ceiling light points

Bathroom
Located to the rear elevation and comprising of a white three piece suite that consists of pedestal sink unit, panelled in bath with mixer shower tap and W.C unit. Benefits include gas central heating, ceiling light point and UPVC obscure glazing

Top Floor Landing
With ceiling light point, access hatch to loft and door to bed three/lounge to self contained flat

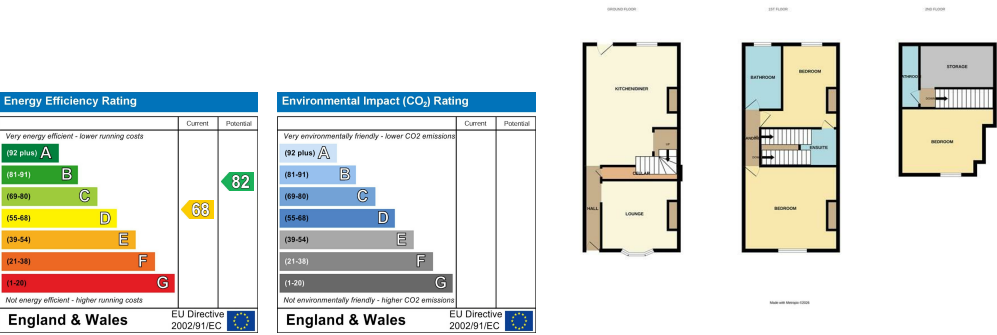
Bedroom Three/Lounge/Kitchen Area
With UPVC double glazing to the front and side elevation, two ceiling light points and gas central heating. Pine effect base and drawer units inset with a stainless steel effect sink unit with mixer tap and complimented with work top. Door leads to bedroom four

Storage / office
With ceiling light point, gas central heating, door to storage and door to ensuite shower room

Ensuite Shower Room
Comprising of shower cubical with Triton shower, low flush W.C and pedestal sink unit. Benefits include gas central heating and ceiling light point

Rear Garden
With decked patio, artificial awn and steps down to paved area

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.



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.