

# PTN Estates

Residential Sales & Lettings



2 Exchange Street, , Brierley Hill, DY5 1HL

£200,000

Newly re-appointed bungalow, conveniently positioned close to the Merry Hill Centre, local amenities, and bus routes. Situated back from the road behind a gravel driveway, adorned with a footpath, well maintained lawn and a flowerbed.

This expansive property boasts two bedrooms, alongside a contemporary open-plan living area containing a stylish kitchen with ample space for a distinctive dining and living area. Enhanced by UPVC patio doors, providing access to the landscaped rear garden with small patio area and mature hedges for privacy

The recently renovated shower room features a sleek thermostatic shower, complemented by a chic vanity unit and WC.

Benefits include UPVC double glazing & gas central heating.

Council Tax B

NO UPWARD CHAIN

Open Plan Living / Dining Kitchen 6.89 x 5.30 (max)

The expansive open-plan living area offers ample room for both a distinguished dining setting and a comfortable lounge area. The well-appointed kitchen features sleek white J-pull handleless wall and base units, accentuated by oak-effect rolled-edge work surfaces. Completing the ensemble is a stainless steel single sink unit with a modern mixer tap, alongside built-in appliances including an electric oven, induction hob, and chimney-style extractor hood.

Enhancing the functionality and appeal of this space are the benefits of gas central heating, ceiling light points, UPVC double patio doors leading to the rear elevation, and a generously sized storage cupboard.

Bedroom One 3.42 x 3.48 (max)

The primary bedroom, positioned at the front elevation, features an elegant bay window that bathes the space in natural light. Complemented by ceiling light points and gas central heating.

Bedroom Two 2.57 x 3.0

Oozing with sunshine this second bedroom benefits from UPVC double gazed window , gas central heating and ceiling light point

Shower room 2.67 x 1.87 (max)

This sleek and contemporary newly refitted shower room boasts modern elegance at every turn. Complete with a spacious single shower unit, a chic vanity unit, and a WC, it offers both functionality and style. The pristine white part-tiled walls and wood-effect flooring create a fresh and inviting ambience, while the ceiling light point illuminates the space beautifully.

Rear Garden

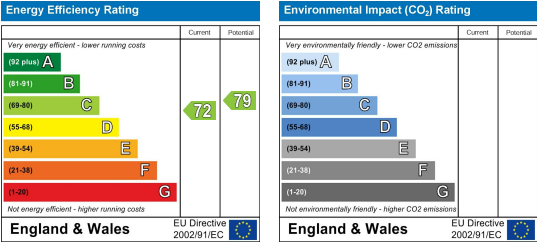
Paved patio area, laid to lawn, side gate, outside tap

Front Garden

Paved pathway, driveway, car charging point

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