

# PTN Estates

Residential Sales & Lettings



184a Amblecote Road, , Brierley Hill, DY5 2PP

£200,000

This delightful freehold end-terraced house offers a unique blend of modern comfort and character. Originally a pub, the property was thoughtfully converted in 1996 and has been tastefully decorated to create a warm and inviting home.

The house features a well-appointed reception room that serves as the heart of the home, perfect for both relaxation and entertaining. The modern shaker-styled kitchen is a standout feature, equipped with built-in Bosch appliances and adorned with elegant ceramic tiled flooring, making it both functional and stylish.

The property boasts two comfortable bedrooms, with the master bedroom benefiting from built-in wardrobes, providing ample storage space. The modern fitted bathroom is designed for convenience, featuring a shower over the bath, ideal for unwinding after a long day.

Outside, the property is equally appealing, with double gates leading to the rear, offering two dedicated parking spaces. The private rear garden is a lovely retreat, perfect for enjoying the outdoors or hosting gatherings with family and friends.

Additional features include gas central heating and UPVC double glazing, ensuring warmth and energy efficiency throughout the year. This cottage-styled property is a rare find, combining modern living with a touch of history, making it an ideal choice for first-time buyers or those seeking a charming home in a desirable location. Don't miss the opportunity to make this delightful house your new home.

Council Tax A

**Lounge 3.59 x 4.5**  
Composite entrance door, gas central heating radiator, upvc double glazed sash window, ceiling light point

**Kitchen 3.59 x 3.64 (max)**  
Shaker styled kitchen with an array of wall and base units, rolled edge work surface, tiled splash backs, ceramic sink, Bosch built in appliances to include, gas hob, oven, extractor, washing machine and fridge and freezer, inset spotlights, two ladder chrome radiators, ceramic tiled floor, upvc double glazed window to the rear elevation, composite door to outside, under stairs storage cupboard, stairs to first floor

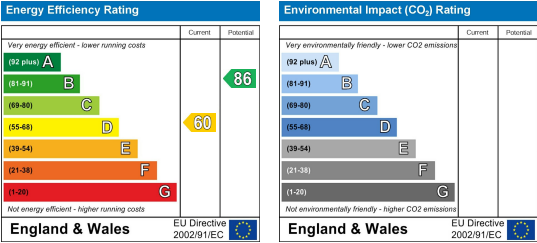
**Landing**  
Ceiling light point, loft access hatch, doors to two bedrooms and bathroom

**Bedroom One 3.63 x 4.56**  
Upvc double glazed window to the front elevation, gas central heating radiator, ceiling light point

**Bedroom Two 1.87 x 2.58**  
Upvc double glazed window to the rear elevation, gas central heating radiator, ceiling light point and over stairs store cupboard

**Outside**  
There are double gates leading onto a Cotswold stoned area with parking for two vehicles and an enclosed private rear garden

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.