

PTN Estates

Residential Sales & Lettings



69 Gayfield Avenue, , Brierley Hill, DY5 2BT

£1,300

This three-bedroom semi-detached house offers comfortable living with various amenities for a family. The property features a driveway and a landscaped garden at the front with parking

Upon entering the house, you are greeted by a family lounge, well-appointed kitchen, which has been extended and includes integrated double oven, hob, and dishwasher with separate dining area

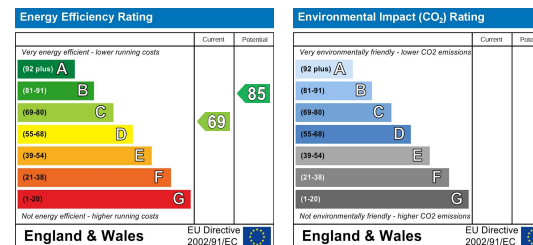
The rear of the property boasts a landscaped garden with fully fenced borders, Tenants are responsible for maintaining the fences yearly.

Additional storage space is available with an integral garage and a storage cupboard located underneath the stairs

The upper floor of the house comprises three double bedrooms and a family bathroom, featuring a shower cubicle, corner bath, WC, and handbasin

Complete with gas central heating and upvc double glazing throughout

Council Tax Band B



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 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.