PTN Estates

Residential Sales & Lettings









53 New Town, , Brierley Hill, DY5 3XU **£180,000**

This beautifully refurbished semi-detached house in New Town, Brierley Hill offers a delightful living experience. Spanning an impressive 743 square feet, the property is situated at the head of a quiet cul-de-sac, ensuring a peaceful environment for you and your family.

Upon entering, you are welcomed into a spacious reception room that features patio doors, allowing natural light to flood the space and providing easy access to the outdoor area. This inviting lounge is perfect for both relaxation and entertaining guests. The fitted kitchen is well-appointed, offering ample storage and workspace for culinary enthusiasts.

The property boasts two comfortable bedrooms, each designed to provide a restful retreat. The bathroom is thoughtfully designed, featuring a shower over the bath, catering to both convenience and comfort.

For those with vehicles, the property includes parking for two vehicles, adding to the practicality of this lovely home.

This semi-detached house is an ideal choice for first-time buyers or small families seeking a modern and well-maintained residence in a desirable location. With its blend of comfort, style, and convenience, this property is not to be missed.

Approach
This beautiful refurbished semi detached is located at the head of the quiet New Town cul de sac. Set back from the road behind a paved driveway path and shaped lawn. Entered through a UPVC obscure glazed front door into the hallway

Hallway 1.84 max x 4.40
With ceiling light point, gas central heating and oak effect doors leading to the kitchen, lounge and storage cupboard, Stairs lead to the first floor

Kitchen 1.89 x 3.92
Located to the front of the property and comprising of a range of white base and wall units, complimented with rolled edge work top and tasteful tiled splash back. Further enhanced with stainless steel effect single sink unit with mixer tap and ceiling strip light. Benefits include UPVC double glazing, extractor fan and gas central heating

Lounge 3.86m x 4.72m
This splendid lounge boasts ample natural light in addition to delightful views of the recently landscaped rear garden through the impressive UPVC double glazed patio doors. Benefits include gas central heating, coved ceiling and light points

Landing 1.92 max x 2.64
With access hatch to loft, ceiling light point and handy walk in cupboard housing the water tank. Doors lead to the two bedrooms and bathroom

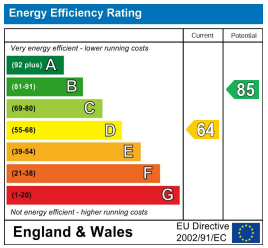
Bathroom 1.65 x 1.96
This fabulous refitted bathroom comprises of a white panelled bath and with Triton shower over, combination suite with vanity unit and toilet complimented with tasteful co ordinating aqua boards and chrome effect ladder style heated towel rail. Benefits include obscure UPVC double glazing, extractor fan and ceiling light points.

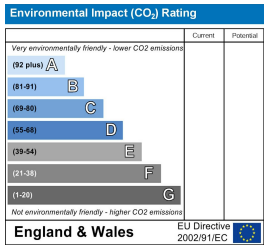
Bedroom One 3.86 x 3.80
Located to the front elevation with ceiling light point, gas central heating and UPVC double glazing

Bedroom Two 3.89m max x 2.86
Located to the rear elevation with ceiling light point, gas central heating and UPVC double glazing

Rear Garden
This delightful rear garden boasts a paved patio and shaped lawn

Important
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 £35+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.
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Services/Disclaimer
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Transparency
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