

# PTN Estates

Residential Sales & Lettings



21a Bell Street, , Brierley Hill, DY5 3EU

£65,000

Located close to the town centre this ground floor converted flat in need of some improvements offers one good size bedroom, lounge, kitchen and refitted shower room.

Benefits include gas central heating, UPVC double glazing and off road car parking to the rear.

There is 160 year remaining on lease.

The joint lease and service charge is £512.28 per annum

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Entrance Hall 1.4 x 2.0

From the main shared front door, number 21A is located on the left hand side. A wooden paneled door gives access into the hallway with ceiling light point, gas central heated radiator and handy storage cupboard

Bedroom 3.0 x 4.6

Located to the rear elevation, with UPVC double glazed window, gas central heated radiator, wall mounted boiler and decorative coving with ceiling light point

Bathroom 1.4 x 2.4

This refitted shower room with the main feature being the wood paneled walls, comprises of a shower cubicle with tasteful tiled splash back , stylish vanity unit with wash hand basin and close coupled W.C. Benefits include UPVC obscure double glazed window to the side elevation, gas central heated radiator and ceiling light point

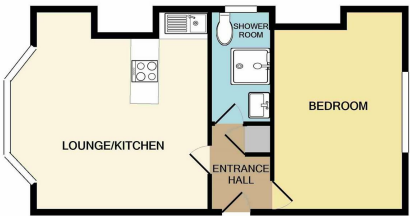
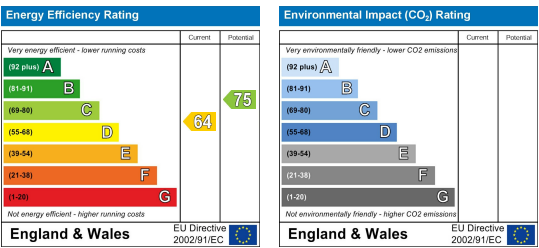
Open Plan Lounge / Kitchen 4.7 x 4.6

This open Plan kitchen comprises of pine effect base and wall units with rolled edge work surface and tiled splash back along with wood paneling. Enhanced with a single sink unit and built in oven & hob. Benefits include UPVC double glazing and gas central heating radiator

The open plan lounge features wood wall paneling with wall mounted electric fire along with a UPVC bay window to the front elevation. Benefits include gas central heating radiator and ceiling light points.

Car parking

This tarmacadam car parking area is located to the rear of the property



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Accuracy of Brochures

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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

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Property Mark Client Protection Scheme Ref: - C000837, Property Redress Scheme (PRS) – Membership No. PRS001624