

PTN Estates

Residential Sales & Lettings



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42 Bell Street, Pensnett, Brierley Hill, DY5 4HG

£180,000

TENANTS IN OCCUPATION PAYING £945 PCM SO ONLY AVAILABLE TO INVESTORS

This mid-terraced house presents an excellent opportunity for investors. The property boasts three bedrooms and is sold with a tenant in situ, making it an appealing option for investors. With its proximity to Russells Hall Hospital, the property offers excellent rental potential, boasting a yield of at least 6.6%.

Upon entering, you are greeted by two inviting reception rooms. The attractive lounge provides a warm and welcoming atmosphere, while the dining kitchen is equipped with an oven, hob, and extractor. The kitchen also features patio doors that lead directly to the rear garden.

The large bathroom is a standout feature, complete with both a bath and a separate shower cubicle. The property benefits from gas central heating and UPVC double glazing.

Lounge 3.44 x 3.28 (max)

Upvc double glazed window to the front elevation, ceiling light point, gas central heating radiator, understairs cupboard, stairs to first floor

Dining Kitchen 5.05 x 3.65 (max)

Benefiting from an array of wall and base units, rolled edge work surfaces, sink unit, plumbing for washing machine, ceiling light points, gas central heating radiator, upvc double glazed window and patio doors to the rear garden

Landing

Ceiling light point, loft access hatch and doors off to the three bedrooms and bathroom

Bedroom One FE 3.21 x 3.25 (max)

Upvc double glazed window, ceiling light point and gas central heating radiator

Bedroom Two RE 3.29 x 3.64 (max)

Upvc double glazed window to the rear elevation, gas central heating radiator and ceiling light point

Bedroom Three 1.77 x 2.23

Upvc double glazed window to the front elevation, ceiling light point and gas central heating radiator

Bathroom 2.69 x 3.31 (max)

Comprising of a low flush wc, pedestal wash hand basin, panelled in bath, corner shower cubicle

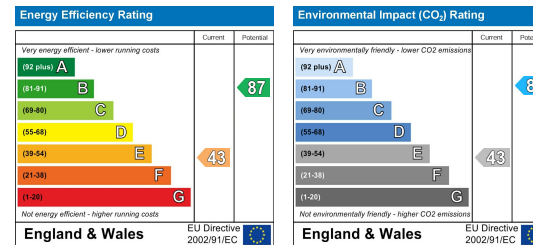
Garden

Paved and decked garden, side passageway

Important Information

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.

AI Disclaimer: Some images used in this listing may have been digitally enhanced or generated using AI-based tools for illustrative purposes. While every effort has been made to ensure accuracy, these images may not precisely reflect the current condition or appearance of the property. We recommend arranging a viewing to appreciate the property fully.



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.