

# PTN Estates

Residential Sales & Lettings



242B Delph Road, , Brierley Hill, DY5 2RP

£240,000

Nestled off the main road via a small access road, this delightful detached bungalow offers a perfect blend of comfort and convenience.

Upon entering through the porch, you are welcomed into a entrance hall that leads to a cosy lounge, complete with a gas fire, ideal for those chilly evenings. The fitted kitchen is well-equipped, making it a joy for any home cook. This bungalow features two generously sized double bedrooms, ensuring ample space for relaxation and rest. A well-appointed shower room adds to the practicality of the home, while a large storage cupboard offers additional space for your belongings.

Outside, the property boasts a private garden, perfect for enjoying the fresh air or entertaining guests. The driveway provides parking for two vehicles, adding to the convenience of this lovely home.

This bungalow is an excellent opportunity for those seeking a low-maintenance lifestyle in a tranquil setting, while still being close to local amenities. With its thoughtful layout and inviting atmosphere, this property is sure to appeal to a variety of buyers. Don't miss the chance to make this charming bungalow your new home.

**Porch 1.4 x 1**

Complete with UPVC double glazed front door and tiled flooring

**Entrance Hall 1.3 x 1.2**

Complete with UPVC double glazed front door ceiling light point

**Lounge 3.9 x 4.2**

Complete with 2 X ceiling light points, lead UPVC double glazed window to front and side elevation, inset gas fire with hearth and surround and a double gas central heated radiator

**Kitchen 2.9 x 2.1**

Complete with UPVC double glazed leaded window to side elevation, ceiling light point, double gas central heated radiator, UPVC rear door, wall and floor units, sink and draining board and plumbing for automatic washing machine

**Shower Room 1.69 x 2.1**

Complete with obscure UPVC double glazed window to side elevation, ceiling light point, double gas central heated radiator, shaver point, low flush WC, pedestal handbasin and enclosed shower unit with electric shower

**Bedroom 1 3.2 x 3.1**

Complete with leaded UPVC double glazed window to rear elevation, double gas central heated radiator and ceiling light point

**Bedroom 2 3.2 x 2.3**

Complete with UPVC double glazed leaded window to front elevation, ceiling light point and double gas central heated radiator

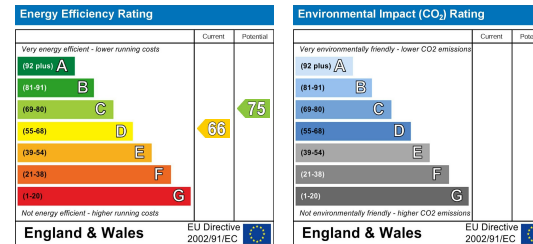
**Rear Garden**

Delightful rear garden with fully fenced boarders and side access gate

**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.

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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**

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.