

PTN Estates

Residential Sales & Lettings



42 Dadford View, , Brierley Hill, DY5 3TX

£875 PCM

Modern end of terrace house
 Cul de Sac position
 Two bedrooms, master with built in wardrobes
 Splendid lounge with electric fire
 Superb fitted kitchen with cooker
 Shower room
 UPVC leaded double glazing and electric heaters

PLEASE NOTE: THIS PROPERTY DOES NOT HAVE A REAR GARDEN

Council Tax A

Lounge 4.26 x 4.50

The main focal point of this splendid lounge which is located to the front elevation is the wall mounted gas fire. Benefits include UPVC leaded bay window and ceiling light point. Stairs to the first floor

Kitchen 1.73 x 3.76

Located to the front elevation and comprising of both wall and base units, complimented with marble effect rolled edge work top, co ordinating tiled splash back and stainless steel effect single sink unit. Benefits include electric cooker point, leaded UPVC double glazing and ceiling light point

Bedroom One 3.26 x 3.78

Located to the rear elevation and boasting built in wardrobes with sliding doors and a storage cupboard housing the water tank. Benefits include electric heater, leaded UPVC double glazing and ceiling light point

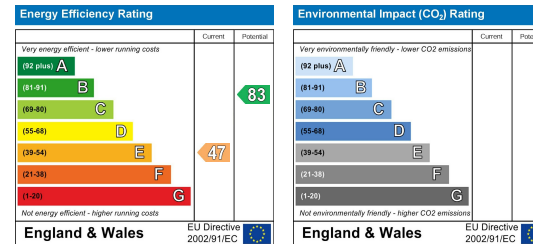
Bedroom Two 2.73 x 1.84

Located to the front elevation and benefiting from leaded UPVC double glazing and ceiling light point

Shower Room 1.77 x 1.88

Located to the rear elevation and comprising of a corner walk in cubical with power shower, pedestal wash hand basin and low flush W.C complimented with tasteful tiled splash back. Benefits include ceiling light point

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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.