

# PTN Estates

Residential Sales & Lettings



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41 New Street, Quarry Bank, Brierley Hill, DY5 2AZ

£178,500

Located in the popular area of Quarry Bank, close to The Merry Hill Centre, this charming free hold semi detached home with no upward chain offers a perfect blend of comfort and style. Spanning an impressive 1,163 square feet, the property boasts three well-proportioned bedrooms over two floors, including a master bedroom conveniently located off bedroom two, making it ideal for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. The separate dining room is perfect for hosting dinner parties or enjoying family meals. The ground floor features a practical bathroom equipped with a shower cubicle, while an additional shower room with a W.C. is located on the first floor, ensuring convenience for all residents.

One of the standout features of this property is the expansive rear garden. It offers a beautifully shaped lawn, a paved patio area for outdoor dining, and well-stocked borders that add a touch of greenery and charm. This outdoor space is perfect for children to play, gardening enthusiasts, or simply enjoying the fresh air.

This semi-detached house is not only a wonderful family home but also a fantastic opportunity for those looking to settle in a friendly community. With its spacious layout and lovely garden, it is sure to appeal to a variety of buyers.

Council Tax B

#### Approach

Set back from the road with a dwarf brick built wall and paved pathway. Entrance is through a UPVC door into the spacious lounge

#### Lounge 3.99 max x 3.96

This splendid lounge is located to the front elevation with gas central heating, UPVC double glazing and ceiling light point. A door leads to the dining room and stairs to the first floor.

#### Dining Room 3.43 x 3.56

This dining room offers space and natural light, thanks to the UPVC double glazing which enjoys views of the rear garden. Benefits include gas central heating and ceiling light point

#### Kitchen 2.34 x 3.22

This modern kitchen comprises of white wall and base units, complimented with a black work surface and a single drainer stainless steel effect sink unit. Further enhanced with gas cooker point and plumbing for an automatic washing machine. Benefits include UPVC double glazing to the side elevation, gas central heating, ceiling light point and wall mounted Ideal combination boiler

#### Lobby 0.92 x 1.30

With a handy storage cupboard, UPVC double glazing and ceiling light point. Doors lead to the rear garden and the bathroom

#### Bathroom 2.35 x 2.20

This well equipped bathroom, caters to everyone's need. Comprising of a white suite that consists of a paneled in bath, pedestal wash hand basin, single shower cubical with power shower and a close coupled W.C. Complimented with tasteful tiled splash back, gas central heating, ceiling light point and obscure UPVC double glazing to the side elevation

#### Bedroom One 3.44 x 3.97

Located to the front elevation with gas central heating, UPVC double glazing and ceiling light point. Stairs lead to the second floor.

#### Bedroom Two 2.87 max x 3.59

Located to the rear elevation with gas central heating, UPVC double glazing and ceiling light point. Stairs lead to the loft bedroom

#### Shower Room 1.08 x 2.86

This spacious shower room comprises of a shower cubical with power shower, close coupled W.C and paneled in bath. Complimented with tasteful tiled splash back. Benefits include obscure UPVC double glazing, ceiling light point and gas central heating radiator.

#### Loft Bedroom Three 4.01 x 3.18

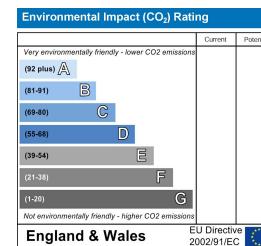
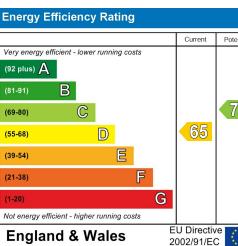
With UPVC double glazing to the side elevation, gas central heating and ceiling light point

#### Rear Garden

Extensive garden laid to lawn with paved patio.

#### 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 £25+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.



#### 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, Stephensons 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.