

# PTN Estates

Residential Sales & Lettings



**7A School Street, , Brierley Hill, DY5 4HQ**

**£215,000**

This modern freehold semi-detached house is set back from the road by a block paved driveway with the added privacy of a dwarf wall.

With three bedrooms offering plenty of space for a growing family or those who enjoy having extra room for guests or hobbies. The fitted dining kitchen is likely a wonderful space for gathering and entertaining, and having an attractive lounge adds to the comfort and style of the home.

The inclusion of a ground floor WC adds convenience, and having a first-floor bathroom is always a plus for accessibility. A driveway and detached garage are great features, providing ample parking space and storage options. The cherry on top? No upward chain, meaning a smoother and potentially quicker buying process

Council Tax A

#### Porch 1.06 x 0.97

With Upvc double glazed door and window, ceiling light point and wood and glazed door giving access to the hallway

#### Hallway

With gas central heating, ceiling light point, door to lounge and stairs leading to the first floor

#### Lounge 2.95 x 4.93

This spacious lounge located to the front elevation boasts Upvc double glazing, ceiling light point, two wall lights and gas central heating

#### Inner Lobby

With ceiling light point, handy under stairs storage cupboard, doors to W.C and kitchen with a distinctive dining area

#### WC 1.04 x 1.90

Comprising of a Low flush W.C and wall mounted wash hand basin, with gas central heating, ceiling light point and Upvc double glazing to the rear elevation

#### Fitted kitchen & Distinctive Dining Area 4.08 x 2.90

This modern fitted kitchen offers an array of grey shaker style wall and base units, complimented with marble effect rolled edge work surface and stainless steel single sink unit. Further enhanced with tasteful ceramic tiled splash back and flooring, built in oven, hob and extractor hood. Benefits include plumbing for automatic washing machine, ceiling light point, gas central heating and Upvc double glazed French doors to the rear garden

#### Landing

With ceiling light point, access hatch to loft and doors leading off to the three bedrooms and bathroom

#### Bedroom One 3.8 (max) x 2.89

Located to the front elevation with two Upvc double glazed windows, ceiling light point and gas central heating

#### Bedroom Two 2.85 x 2.90

With Upvc double glazed to the front and rear elevation, gas central heating and ceiling light point

#### Bedroom Three 2.32 x 2.73 (max)

Located to the rear elevation with Upvc double glazing, gas central heating and ceiling light point

#### Bathroom 2.01 x 2.01

Comprising of a white three piece suite that consists of a close coupled W.C pedestal wash hand basin and paneled in bath with shower above. Complimented with tasteful ceramic part tiled walls, gas central heating, ceiling light point and Upvc double glazing to the side elevation

#### Rear Garden

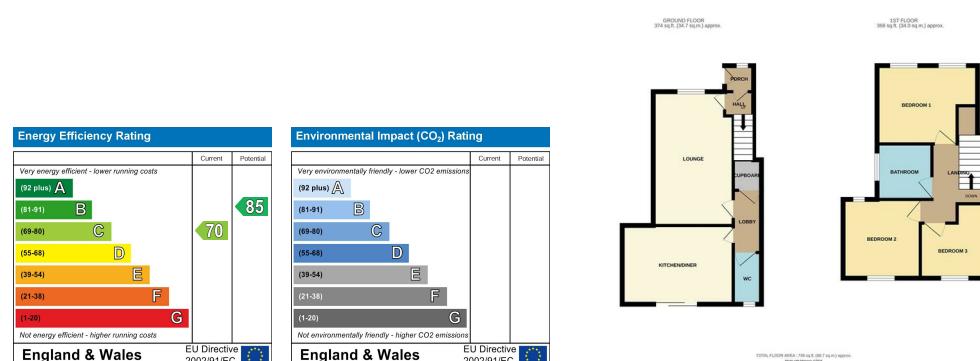
This easily maintained rear garden offers a paved patio and pathway leading to the detached garage, along with decorative stones, external tap and gated access to the front elevation

#### Detached Garage

With up and over vehicle door along with a Upvc side entrance door, ceiling light point, power points and useful apex storage

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