



Brayford Avenue, Brierley Hill

Offers in the Region of £174,950

Features:

- Semi detached house
- Lounge
- Breakfast Kitchen
- Dining Conservatory
- Bedroom One
- Bedroom Two
- Family Bathroom
- Parking. Epc -E

Description:

A well presented, two bedroom semi detached house with planning permission for a 2 storey side extension adding a further bedroom, utility, cloak room and an enlargement of the existing kitchen.

Set back from a 3 car driveway, the property briefly comprises: Entrance hall. Lounge with hard flooring, window to front and door to a pleasant breakfast kitchen. This presents ample work surfaces, inset sink, space for an oven, plumbing for appliances, breakfast bar, door to side, under stairs cupboard and access to the dining/conservatory with fitted blinds and doors to the garden.

Upstairs presents bedroom one with a cupboard and built-in wardrobe, bedroom two to rear and a family bathroom offering a corner bath with electric shower above.

Outside the pleasant rear garden has room to side with a gate to front, a seating area fronts the lawn, and a large lined timber shed with power connection is included in the sale. Gas central heating and double glazing.

Locally the property is walk able to Peters Hill Primary School, there is also a convenience store, a larger supermarket and the railway station are easily reachable, as well as play park and football field.



Details:

Entrance Hall

Lounge

13' 9" x 9' 10" (4.19m x 2.99m)

Breakfast Kitchen

13' 3" x 7' 9" (4.04m x 2.36m)

Dining/Conservatory

10' 9" x 8' 9" (3.27m x 2.66m)

Bedroom One

10' 1" x 11' 1" max (3.07m x 3.38m)

Bedroom Two

9' 2" x 7' 1" (2.79m x 2.16m)

Bathroom

6' 2" x 6' 1" (1.88m x 1.85m)



EPC Rating: C

Council Tax Band: B (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.

How can we help you?

Need a mortgage?

We recommend Morgan Financial Solutions. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01384 319 400, or visit their website for more information: www.morganfs.co.uk

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

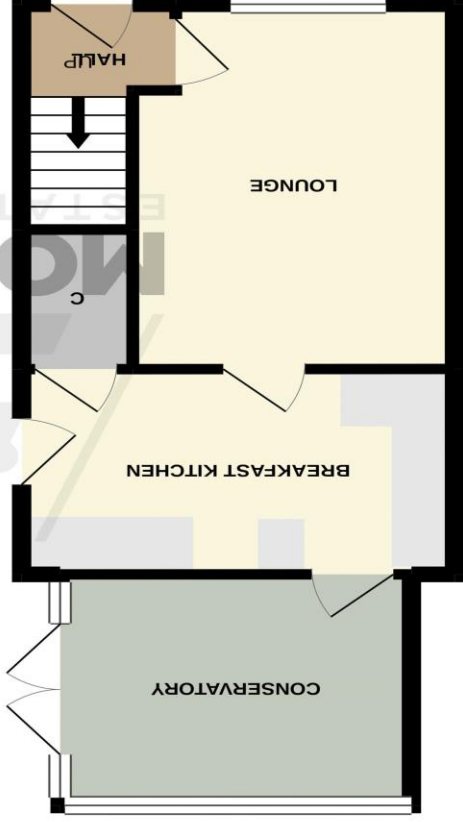
Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

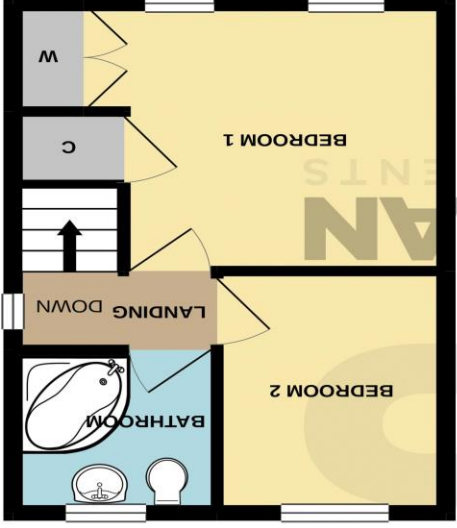
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A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.

GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR
254 sq.ft. (23.6 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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