

REDUCED

£249,950 Freehold



51 Baxter Road, Brierley Hill, West Midlands. DY5 3QQ

- SINGLE GARAGE
- PARKING FOR TWO CARS
- CLOSE TO LOCAL AMENITIES
- OFFICE/LAUNDRY ROOM



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PROPERTY DESCRIPTION

A great opportunity to purchase this THREE BEDROOM link detached house set in a very quiet cul de sac to the rear of the church in Brierley Hill, close to shops and all local amenities. The property comprises of main entrance hall with ground floor WC, there is a good size lounge with feature fireplace and square bay window to front elevation. The dining room is just off the lounge and has patio sliding doors leading out to the rear garden. Also leading off the hallway is the kitchen fitted with a good range of cream colour wall and base units and matching worktops, integrated oven, hob and extractor and window to rear overlooking the garden. Next to the kitchen is a office or laundry room with central heating boiler housed at the far end and rear door leading into the garden, also from this room you are able to enter the single garage. Upstairs there are THREE BEDROOMS. The main double bedroom has built in wardrobes and window overlooking the front, next is the smaller of the three bedrooms again with window overlooking the front garden and drive. To the rear of the house is another double bedroom with small built in wardrobe and window to end wall looking out over rear garden. Lastly is the bathroom fitted with white suite and shower and window to rear elevation. Outside and to the front is a block paved drive for two cars and lawned area. To the rear is a good size patios area, small decked area and lawn with mature shrubs and plants all in excellent condition. We highly recommend you view this property. EPC D COUNCIL TAX BAND - C



ROOM DESCRIPTIONS

LOUNGE

4.407m x 2.998m (14' 6" x 9' 10")

DINING ROOM

2.914m x 2.570m (9' 7" x 8' 5")

KITCHEN

2.278m x 2.846m (7' 6" x 9' 4")

OFFICE

4.470m x 2.171m (14' 8" x 7' 1")

BEDROOM ONE

3.760m x 2.614m (12' 4" x 8' 7")

BEDROOM TWO

2.875m x 2.337m (9' 5" x 7' 8")

BEDROOM THREE

2.930m x 2.902m (9' 7" x 9' 6")

BATHROOM

2.012m x 1.794m (6' 7" x 5' 11")

GENERAL

MONEY LAUNDERING

In order that we comply with Money Laundering Regulations, all prospective buyers are required to provide the following information: Photo ID (either a Driving Licence or Passport), Proof of Address and Proof of Funds. All must be provided in person so that Select can verify documents supplied.

TENURE

We are advised that the property is FREEHOLD. A buyer is advised to obtain confirmation from their Solicitor prior to completion of the sale.

SERVICES

We are advised that all main services are connected, however none have been tested and buyers are advised to obtain confirmation via their solicitors prior to completion of the sale.



