

REDUCED

£180,000 Freehold



# 19 Hulland Place, Brierley Hill, West Midlands. DY5 3US

- NO UPWARD CHAIN
- OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES
- TWO BEDROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZED
- GROUND FLOOR WC



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## PROPERTY DESCRIPTION

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We are pleased to offer FOR SALE this two bedroom semi detached property in Brockmoor, benefitting from having off road parking for 2 to 3 cars and close to schools, shops and main bus routes.

The property comprises of an entrance hall leading to the kitchen which is fitted out with a selection of wall and base units in cream with matching worktops, integrated oven, hob and extractor. There is a ground floor WC in white. Next is the lounge with feature fireplace and window and door to the end elevation wall leading out to the rear garden. The stairs lead from the lounge to the first floor which has two double bedrooms. The main bedroom has two windows to the front wall, the rear bedroom is a smaller double with wardrobe and storage and window to the end wall looking out to rear garden. The house bathroom is fitted out in light pink and has an electric shower above the bath.

Outside and to the front there is a small lawn area and a good length tarmac drive. To the rear of the property is a slabbed garden and gravel area. The property has gas central heating and windows are double glazed sealed units in softwood.

Viewing strictly by appointment with our office.

EPC - C COUNCIL TAX BAND - B





## ROOM DESCRIPTIONS

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### LOUNGE

4.473m x 3.724m (14' 8" x 12' 3")

### KITCHEN

1.888m x 2.310m (6' 2" x 7' 7")

### BEDROOM ONE

3.739m x 2.329m (12' 3" x 7' 8")

### BEDROOM TWO

3.750m x 2.413m (12' 4" x 7' 11")

### BATHROOM

1.758m x 1.841m (5' 9" x 6' 0")

### 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.



