

FOR SALE

£210,000 Freehold



# 102 Delph Road, Brierley Hill, West Midlands. DY5 2TR

- NO UPWARD CHAIN
- GAS CENTRAL HEATING
- DRIVEWAY
- GARDEN FRONT AND REAR



**Select Property Management Ltd**  
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### PROPERTY DESCRIPTION

We are pleased to OFFER FOR SALE this three bedroom semi detached home in Brierley Hill, close to schools, shops and main bus routes. The property comprises of main entrance hall leading to a good size lounge with feature fireplace and window to front elevation. From the lounge and into a very spacious kitchen fitted out with a range of wall and base units in cream with contrasting worktops and window to the rear overlooking the garden. Off the kitchen is a rear entrance hall leading to a ground floor toilet. Upstairs there are three good sized bedrooms, the front main bedroom is a double with window to front. Bedroom two is also at the front with window to the front. The rear bedroom is a double with window overlooking the rear garden. Lastly the bathroom is fitted with white bath, wash hand basin and wc. There is an electric shower fitted over the bath. Outside there is a gravel drive for two to three cars and a lawned area to the front. At the rear of the property there is a very large garden on three levels mainly lawned. The property is double glazed and centrally heated. Viewings strictly by appointment please call our office. EPC - D COUNCIL TAX BAND - B

NOTE: HISTORICAL PHOTOS HAVE BEEN USED AS A TENANT IS IN SITU



## ROOM DESCRIPTIONS

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### LOUNGE

4.220m x 4.200m (13' 10" x 13' 9")

### KITCHEN

2.820m x 4.200m (9' 3" x 13' 9")

### BEDROOM ONE

3.300m x 3.120m (10' 10" x 10' 3")

### BEDROOM TWO

2.940m x 3.800m (9' 8" x 12' 6")

### BEDROOM THREE

2.900m x 2.200m (9' 6" x 7' 3")

### BATHROOM

1.960m x 1.740m (6' 5" x 5' 9")

### 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.

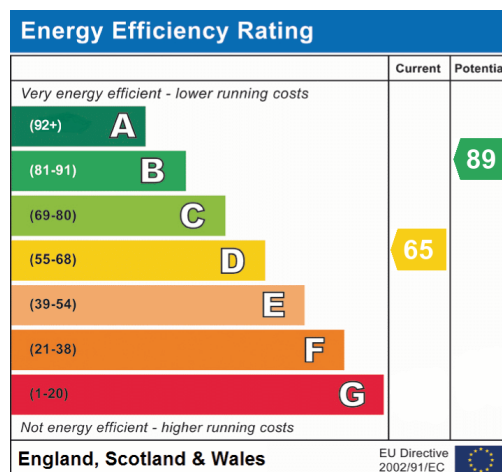
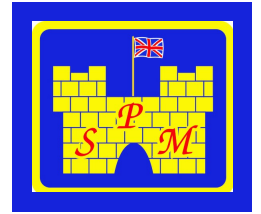
#### TENURE

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.





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