

REDUCED

£194,950 Freehold



## 44 Primrose Park, Brierley Hill, West Midlands. DY5 4EH

- NO UPWARD CHAIN
- IDEAL FIRST TIME BUYER PURCHASE
- DOUBLE GLAZED
- GAS CENTRAL HEATING
- DOWNSTAIRS WC
- CLOSE TO LOCAL AMENITIES
- TWO DOUBLE BEDROOMS
- GARDEN TO REAR



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## PROPERTY DESCRIPTION

We are pleased to offer FOR SALE this modern two bedroom mid terrace house situated in Pensnett close to schools, shops and main commuting routes and benefitting from having off road parking.

The property comprises of a really good size lounge with feature fireplace and square bay window and entrance door to front. Moving on from the lounge is a ground floor WC , storage cupboard under the stairs. From the lounge you the enter the kitchen fitted out with a range of wall and base units in light oak, with integrated oven, hob and extractor, there is a window and rear entrance door leading out to the garden.

Upstairs there are tow double bedrooms, the front main bedroom has a window to front elevation wall and teh rear bedroom has built in wardrobes and window to rear overlooking the garden. Lastly the bathroom fitted out with a white suite and has an electric shower above the bath.

Th property is UPVC double glazed and gas centrally heated.

Outside and to the front is a block paved drive . To the rear is a part paved and lawn garden.

Viewing is highly recommended and strictly by appointment with our office

EPC - C COUNCIL TAX BAND B



## ROOM DESCRIPTIONS

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### LOUNGE

4.868m x 3.500m (16' 0" x 11' 6")

### KITCHEN

3.482m x 2.484m (11' 5" x 8' 2")

### BEDROOM ONE

3.521m x 3.377m (11' 7" x 11' 1")

### BEDROOM TWO

3.496m x 2.500m (11' 6" x 8' 2")

### BATHROOM

2.050m x 1.416m (6' 9" x 4' 8")

### GENERAL

Money Laundering

It is a legal requirement for estate agency businesses to comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To do this, we must undertake robust ID verification, PEP and sanctions checks on any successful purchasers upon offer acceptance. The check must be completed and recorded as satisfactory before issuing sale notifications. 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.



