

FOR SALE

£310,000 Freehold



246 Delph Road, Brierley Hill, West Midlands. DY5 2RP

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- NO UPWARD CHAIN
- CLOSE TO LOCAL AMENITIES
- GARAGE
- PARKING FOR TWO CARS
- DOWNSTAIRS WC
- ENSUITE
- DOUBLE GLAZED
- GAS CENTRAL HEATING



Select Property Management Ltd
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PROPERTY DESCRIPTION

We are pleased to be instructed to offer FOR SALE this four bedroom detached house in Brierley Hill with off road parking and within walking distance of the popular Merry Hill shopping Centre.

The property comprises of a main entrance hall leading to a ground floor WC, then onto the main lounge with feature fireplace and low bay window to the front elevation, also from the entrance hall is the kitchen fitted with a selection of wall and base units, integrated double oven, hob, and extractor. The units and worktops are in a grey colour and there is a window to the end wall looking out to the rear garden. Next to the kitchen is a dining room with large patio door leading out to the rear garden.

Upstairs are four bedrooms, the main being at the rear with fitted wardrobes and window and a ensuite. Next and also at the rear is bedroom two with window to end wall. To the front is bedroom three with window overlooking the front of the property. Bedroom four is a single also with window to front. Lastly is the house bathroom fitted with cream suite and window to side.

There is a single integrated garage, outside and to the rear is a paved and gravelled area on two levels. The front of the property is tarmac drive with parking for two cars.

The property is in need of some updating but a great opportunity for some to put their own stamp on it.

Viewing strictly by appointment with our office.

EPC - TBC COUNCIL TAX BAND - D



ROOM DESCRIPTIONS

LOUNGE

4.464m x 3.605m (14' 8" x 11' 10")

DINING ROOM

3.187m x 2.495m (10' 5" x 8' 2")

KITCHEN

3.491m x 2.921m (11' 5" x 9' 7")

BEDROOM ONE

3.249m x 3.454m (10' 8" x 11' 4")

BEDROOM TWO

3.561m x 2.392m (11' 8" x 7' 10")

BEDROOM THREE

2.643m x 1.776m (8' 8" x 5' 10")

BEDROOM FOUR

2.555m x 2.054m (8' 5" x 6' 9")

BATHROOM

2.642m x 1.776m (8' 8" x 5' 10")

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

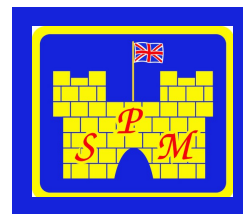
TENURE

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.





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