

REDUCED

£199,950 Freehold



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

- GAS CENTRAL HEATING
- DOUBLE GLAZED
- OFF ROAD PARKING
- GARDEN
- NO UPWARD CHAIN
- IDEAL FIRST TIME BUYER PURCHASE
- CUL DE SAC POSITION
- DOWNSTAIRS WC



Select Property Management Ltd  
120, High Street, Amblecote, Stourbridge, DY8 4DA

01384 277701  
[sales@selectsalesandlettings.com](mailto:sales@selectsalesandlettings.com)





### PROPERTY DESCRIPTION

---

We are please to be instructed to offer FOR SALE this modern two bedroom end of terrace house located in a cul de sac close to all local amenities, schools and shops, having the benefit of off road parking. The property comprises of main entrance leading into the spacious lounge with bay window and feature fire place. The kitchen leads off the lounge with a selection of wall and base units, integrated oven, hob and extractor, there is a rear door and window to the end wall leading out to the garden. There is also a downstairs WC fitted in white and storage area under the stairs. On the first floor there are two double bedrooms, the front being the larger with window overlooking the front. The rear bedroom is also a double with built in wardrobes and window to rear. The bathroom is fitted with white suite and electric shower over the bath. There is a tarmac driveway to the front and to the rear is a lawned garden. Viewing is strictly by appointment only. EPC - D COUNCIL TAX BAND - B.



## ROOM DESCRIPTIONS

---

### LOUNGE

4.565m x 3.494m (15' 0" x 11' 6")

### KITCHEN

3.493m x 2.488m (11' 6" x 8' 2")

### BEDROOM ONE

3.536m x 3.488m (11' 7" x 11' 5")

### BEDROOM TWO

3.506m x 2.484m (11' 6" x 8' 2")

### BATHROOM

2.083m x 1.384m (6' 10" x 4' 6")

### 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.





