



Bell Street, Pensnett, Brierley Hill

OIRO £235,000 Freehold

SPACIOUS, Well Presented 3-Bed Family Home, Offered With NO CHAIN

Description

G&T Properties Are Delighted To Offer This SPACIOUS, Well Presented 3-Bed Family Home, Offered With NO CHAIN. Complete With GARAGE, NEW BATHROOM SUITE, MODERN KITCHEN/DINER, And PRIVATE REAR GARDEN. Located In A Highly Desirable Area, Close To All Local Amenities, With Excellent Transport Links And Walking Distance To Quality Schools And Russells Hall Hospital. This Property Offers A Perfect Family Home And Is Not To Be Missed, So Call Today To Arrange Your Viewing.

This property briefly compromises of:

- * ATTRACTIVE Property, Within Walking Distance Of Quality Schools And Russells Hall Hospital. Complete With Garage And Driveway, Offering Ample Off Street Parking
- * WELCOMING Porch Leading To Entrance Hallway,
- * WELL PRESENTED Reception Room
- * MODERN Kitchen/Diner With Tiled Splashbacks, Tiled Flooring, Integrated Oven, Hob And Extractor. Complete With French Doors Leading To The Rear Garden And Flooding The Room With Natural Light
- * DESIRABLE Downstairs WC
- * NEW WHITE Suite Family Bathroom With Walk-In Shower, And Heated Towel Rail
- * LARGE DOUBLE Master Bedroom,
- * SPACIOUS DOUBLE Second Bedroom,



* WELL PROPORTIONED 3rd Bedroom
* PRIVATE, SOUTH EAST Facing Rear Garden, With Patio And Lawn Area. The Perfect Family Space To Enjoy The Sunshine

Additional Features:

- NO CHAIN
- WALKING DISTANCE OF QUALITY SCHOOLS,
- WALKING DISTANCE OF RUSSELLS HALL HOSPITAL
- HIGHLY DESIRABLE AREA
- LOFT IS PARTIALLY BOARDED
- NEW BATHROOM SUITE
- MODERN KITCHEN/DINER
- GARAGE
- DRIVEWAY
- SPACIOUS FAMILY HOME

Viewings STRONGLY recommended to appreciate this SPACIOUS & WELL PRESENTED family home fully!

*** DO YOU HAVE A PROPERTY TO SELL? ***

** Call today on 01384 261 997 for your FREE Valuation! **

We will sell your home for a FIXED FEE of only £999!
Why Pay More For The Same Buyer???

1- Money Laundering Regulations - Intending Purchasers Will Be Asked To Produce Identification And Financial Documentation At Any Offer Acceptance Stage And Prior To The Property Being Marked SSTC.

2- These Particulars Do Not Constitute Part Or All Of An Offer Or Contract.

3- The Measurements Indicated Are Supplied For Guidance Only And As Such Must Be Considered Incorrect. Potential Buyers Are

Advised To Recheck The Measurements Before Committing To Any Expense.

4- G&T Properties Has Not Tested Any Apparatus, Equipment, Fixtures, Fittings Or Services And It Is The Buyers Interests To Check The Working Condition Of Any Appliances.

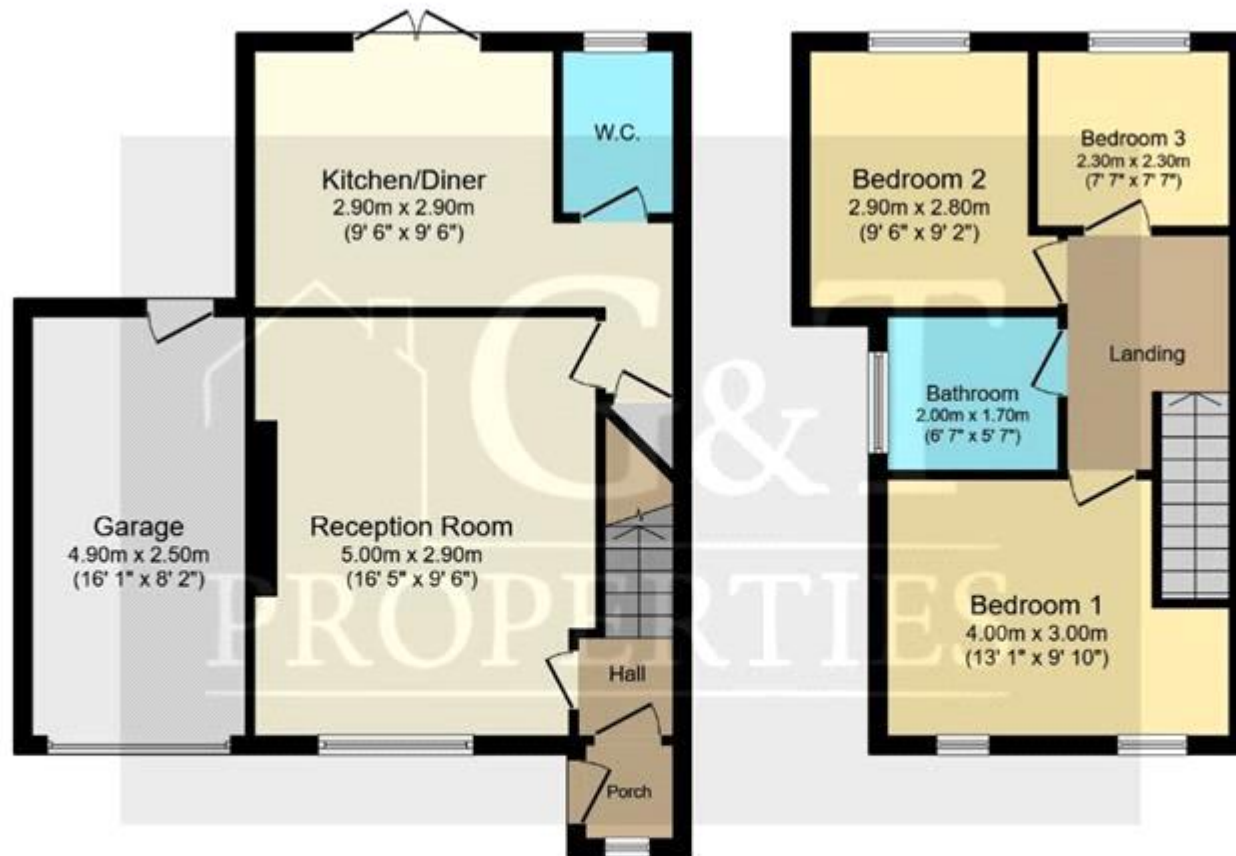
5- G&T Properties Has Not Sought To Verify The Legal Title Of The Property And The Buyers Must Obtain Verification From Their Solicitor.

Council Tax Band: TBC

Tenure: Freehold

Tenure

Freehold



Ground Floor

Floor area 53.2 m² (572 sq.ft.)

First Floor

Floor area 34.7 m² (373 sq.ft.)

TOTAL: 87.9 m² (946 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Viewing by appointment only
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