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SALES & LETTINGS

Walker Avenue, Brierley Hill, West Midlands, DY5 2LY

£215,000



https://www.abodemidlands.co.uk







The property is currently leasehold; however, we are informed by the sellers that they also own the freehold title and intend for the freehold to be included within the asking price, meaning both the leasehold and freehold interests will transfer to the purchaser upon completion.

Well-presented three-bedroom semi-detached property situated in Brierley Hill, offering well-proportioned accommodation ideal for family living. The home benefits from a spacious lounge, fitted kitchen, three bedrooms including a generous master bedroom, and a family bathroom with a shower over the bath.

Externally, the property also offers a driveway, garage, and an enclosed rear garden, making it an excellent family home.

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Hallway
Entrance hallway with staircase rising to the first-floor landing and smoke alarm. Internal doors provide access to the principal ground floor accommodation.

Lounge
Spacious lounge with a central heating radiator and a set of UPVC double-glazed French doors with adjoining side windows opening onto the rear garden. Telephone point and internal door leading to a useful under-stairs storage cupboard.

Kitchen
Fitted kitchen with a UPVC double-glazed window to the front elevation. The kitchen comprises a range of matching base and eye-level cupboards and drawers with work surfaces over and complementary tiled splashbacks. Integrated appliances include a stainless steel gas hob with extractor hood above, oven and grill, and a 1½ bowl composite sink with mixer tap and drainer. There is space and plumbing for additional freestanding and under-counter white goods, along with a central heating radiator.

Landing
First-floor landing with central heating radiator and access to the loft via a hatch with pull-down ladder. Useful built-in storage cupboard housing the combination gas central heating boiler. Internal doors provide access to all first-floor rooms.

Bedroom One
Double bedroom with a UPVC double-glazed window to the rear elevation and central heating radiator.

Bedroom Two
Bedroom with a UPVC double-glazed window to the front elevation and central heating radiator.

Bedroom Three
Bedroom with a UPVC double-glazed window to the front elevation and central heating radiator.

Bathroom
Family bathroom with a UPVC double-glazed frosted window to the side elevation. Fitted with a three-piece suite comprising a low-level WC, wash hand basin, and bath with electric shower over and glass screen. Complementary wall tiling, chrome heated towel radiator, extractor fan, and ceiling spotlights.

Garage
Garage with up-and-over door to the front elevation, power points, and an electric consumer unit. The electric and gas meters are located externally near the driveway adjacent to the garage.






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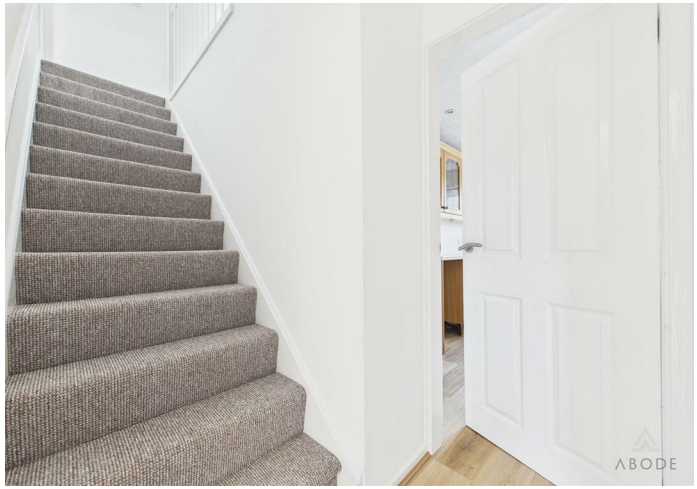
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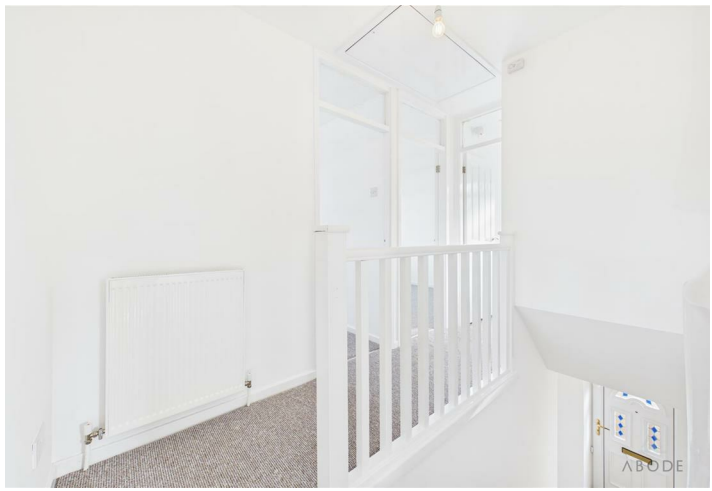
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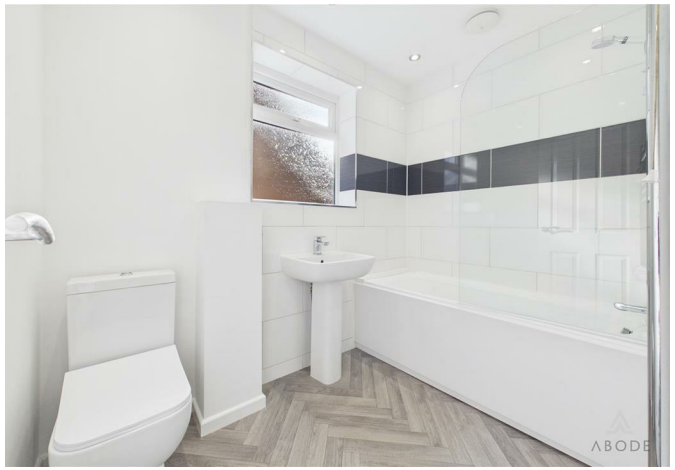




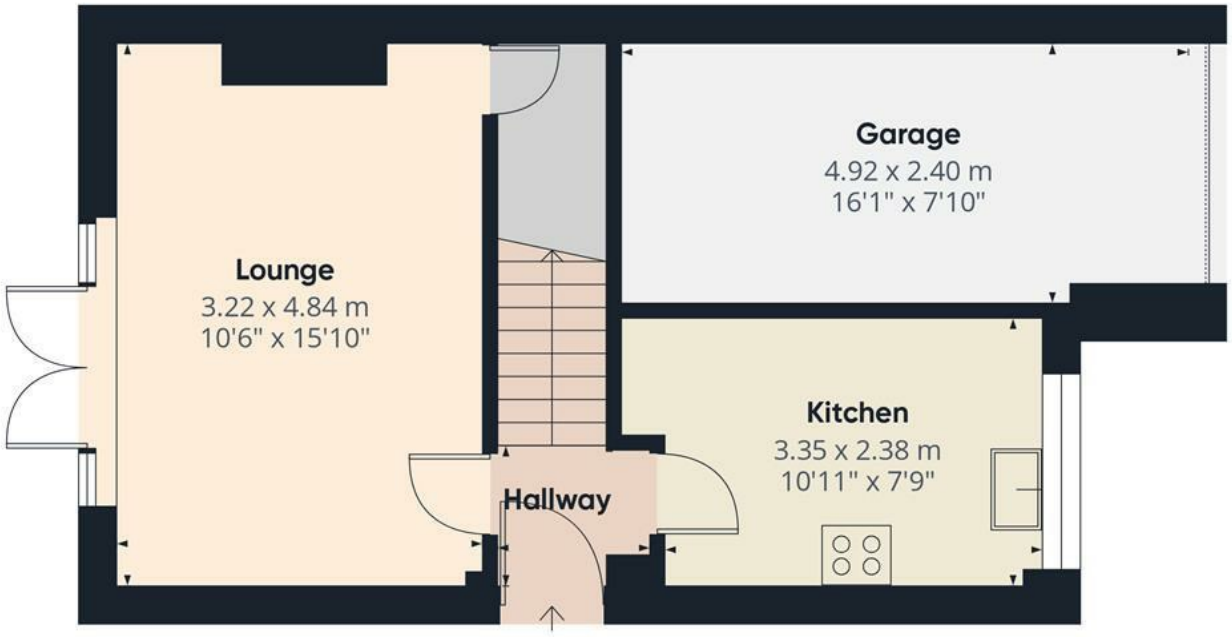




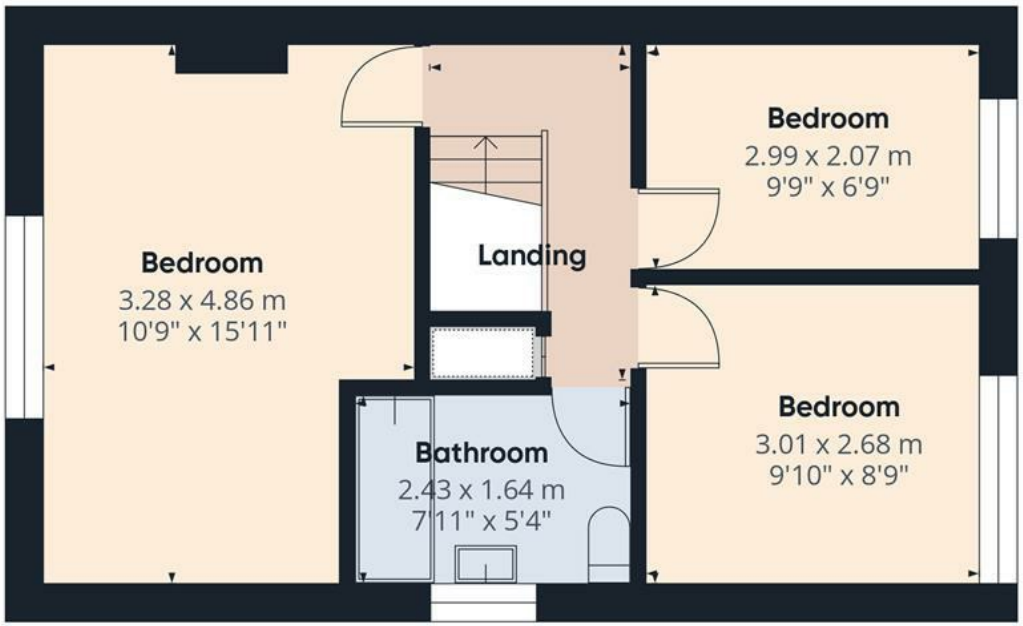








Floor 0



Floor 1



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Approximate total area(1)

76.7 m²

826 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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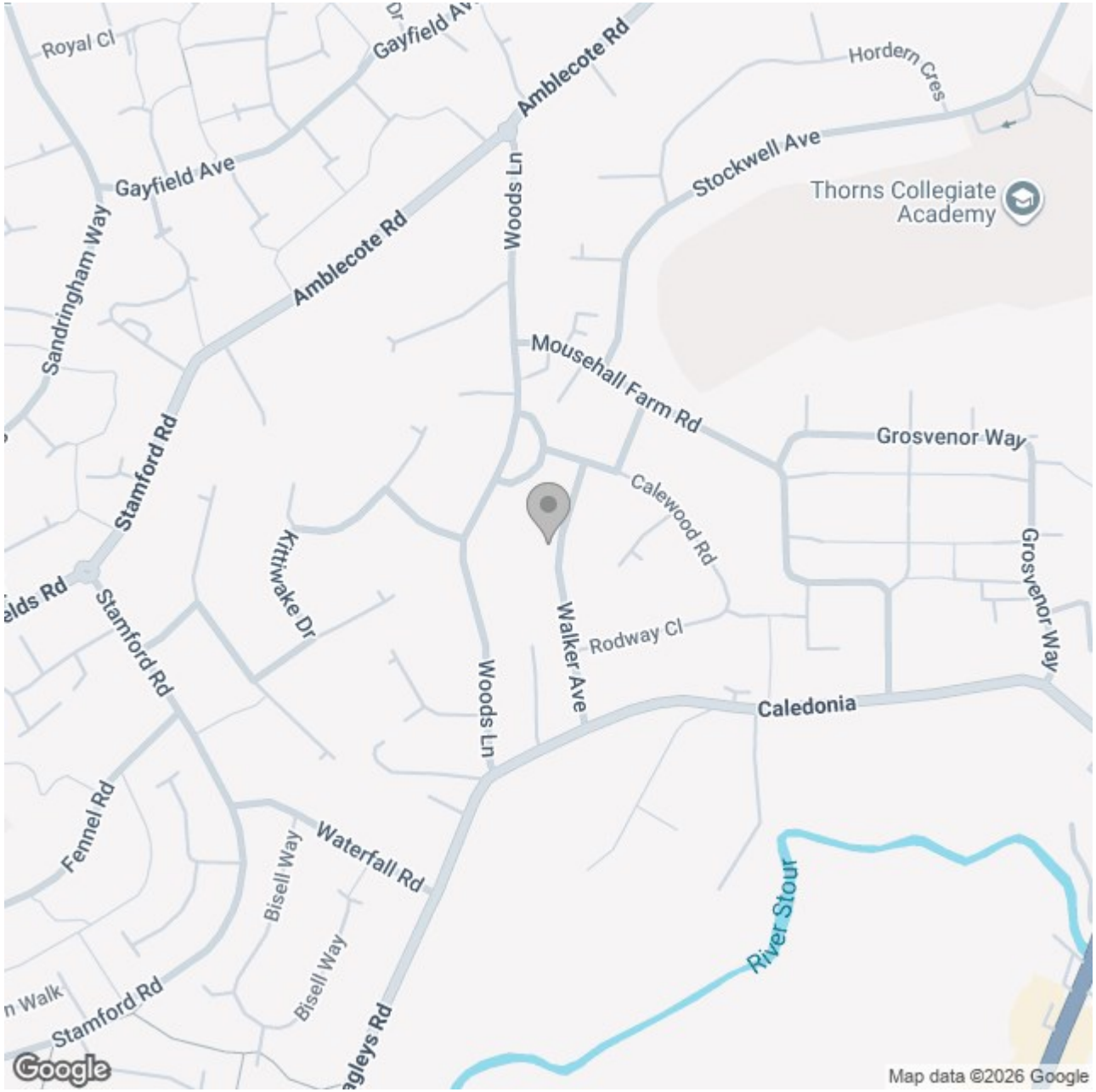

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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