



### 3 bed semi-detached house to buy in DY5

Swan Street, Brierley Hill, West Midlands, DY5 4DN

**£170,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

Driveway & Garage parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Immediate 'exchange of contracts' available
- ✓ Semi Detached House
- ✓ Dining Kitchen
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Semi detached house briefly comprising reception hall, guests wc, living room, dining kitchen, three bedrooms, shower room, two single garages, driveway and large rear gardens.

Works to the roof have recently been done, information available in the legal pack.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £170,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		68
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Swan Street, Brierley Hill, West Midlands, DY5 4DN

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

