Grove.

FIND YOUR HOME

77 Swan Street

Brierley Hill,

DY5 4DQ

Asking Price £225,000

BLOCK VIEWING DATE SET FOR 31ST JANUARY - CALL TO ARRANGE A SLOT

Situated on Swan Street, this attractive home offers an excellent opportunity for first-time buyers and growing families seeking generous living space. The location is particularly appealing, with Russells Hall Hospital, Barrow Hill Nature Reserve and excellent transport links all conveniently close by.

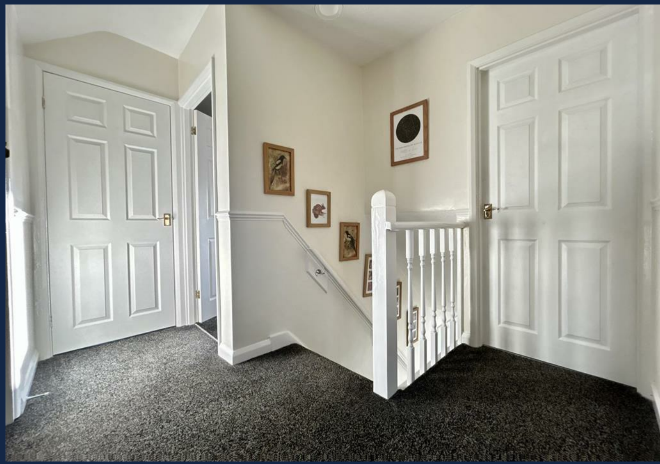
The property benefits from a gated and walled driveway providing parking for multiple vehicles. Inside, the ground floor features a spacious through reception room complete with a log burner and double doors opening onto the rear garden. The kitchen is fitted with a range of units and leads through to the dining room, while a family bathroom completes the ground floor accommodation.

Upstairs, the property offers four well-proportioned bedrooms and a separate WC. Externally, the landscaped rear garden includes a patio area, lawn and shed, providing an ideal space for both relaxation and entertaining.

With its charming features and convenient location, this home is sure to attract strong interest from prospective buyers. JH 26/01/2026 V1





Approach
Via walled and gated frontage with tarmacadam driveway leading to double glazed obscured front door into entrance hall.

Entrance hall
Stairs to first floor accommodation, doors into through lounge and bathroom.

Bathroom
Double glazed obscured window to front, central heating radiator, vanity style wash hand basin with mixer tap, P shaped bath with monsoon head over, vanity style low level flush w.c.

Through lounge 9'6" x 20'11" (2.9 x 6.4)
Double glazed window to front, double glazed French doors to rear with two double glazed panels to the side, two central heating radiators, feature log burner, door into kitchen.

Kitchen 10'9" x 11'1" (3.3 x 3.4)
Double glazed window to rear, double glazed obscure door to side, central heating radiator, matching wood wall and base units with wood effect surface over and splashback tiling to walls, coving to ceiling, inset ceiling spotlights, sink with drainer and mixer tap, space for washing machine, oven, gas hob, extractor, doorway into dining room.

Dining room 8'2" min 11'9" max x 5'10" min 9'10"/3'3" max (2.5 min 3.6 max x 1.8 min 3/1 max)
Double glazed window to side, central heating radiator, door to under stairs storage/pantry.

First floor accommodation
Loft access with ladder, double glazed window to rear, central heating radiator, dado rails, doors into bedrooms and separate w.c.

Bedroom one 11'1" x 10'9" (3.4 x 3.3)
Double glazed window to rear and central heating radiator.

Bedroom two 8'6" x 12'9" (2.6 x 3.9)
Double glazed window to front, central heating radiator.

Bedroom three 9'6" min 14'1" max x 4'11" min 8'6" max (2.9 min 4.3 max x 1.5 min 2.6 max)
Two double glazed windows to front, central heating radiator, fitted storage cupboard, stair bulk head, central heating boiler.

Bedroom four 7'6" x 7'6" (2.3 x 2.3)
Double glazed window to rear, central heating radiator.

Separate w.c.
Double glazed obscured window to side, low level flush w.c., wash hand basin with mixer tap.

Garden
Has slabbed patio with slabbed steps down to lawn, further patio area and a raised stone chipping area and shed and log store.

Tenure
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Banding
Tax Band is A

Money Laundering Regulations
In order to comply with Money Laundering

Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress you offer until these checks have been carried out.

Referral Fees
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

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