



Amblecote Road, Brierley Hill
Offers Over £260,000

Features:

- Semi-detached house
- Four bedrooms
- Two reception rooms
- Kitchen/breakfast room
- Family bathroom and en-suite
- Large rear garden and conservatory
- Driveway and garage
- EPC - TBC

Description:

This ideal four bedroom semi-detached family home in Brierley Hill, close to local schooling for all ages. The property in brief: Entrance hall leading to the reception hall with downstairs WC and cloakroom, leading to the lounge which benefits from a feature fireplace. Back to the kitchen/breakfast room which has space for a washing machine, tumble dryer, dishwasher, fridge/freezer and table as well as benefiting from an integrated gas hob and an oven. Leading on is the conservatory, currently used as a dining room, which gives access to the rear garden. The French doors at the end of the conservatory open up to the play room and then back through to the reception hall. Upstairs: All four bedrooms are of doubles sizes. The spacious master bedroom sits to the rear of the property and benefits from an integrated wardrobe as well as an en-suite with shower cubicle. Bedroom two has an integrated wardrobe, and bedroom three sits to the front of the property. Bedroom four is currently used as an office, and offers a generous space. The large family bathroom has a bath with overhead shower. Outside: The rear garden has a patio area complete with bar, ideal for entertaining in the summer. For families, there is a lawn area perfect for children's toys. To the front is a tarmac driveway for off-road parking, as well as a garage for private parking or extra storage. This property is ideally situated for schooling of all ages. There are several local bus routes to Merry Hill and Stourbridge, including the 8 and 228. Merry Hill is nearby, providing access to local shops and eateries, and there is a local supermarket close to the property.



Details:

Entrance Hall

Lounge

12' 1" x 11' 0" (3.68m x 3.35m)

Playroom

8' 9" x 10' 5" (2.66m x 3.17m)

Kitchen/Breakfast Room

11' 8" x 16' 0" max (3.55m x 4.87m)

Conservatory

19' 2" x 7' 2" (5.84m x 2.18m)

WC

5' 11" x 4' 9" (1.80m x 1.45m)

Master Bedroom

13' 0" x 9' 8" (3.96m x 2.94m)

En-Suite

5' 9" x 6' 0" (1.75m x 1.83m)

Bedroom Two

12' 1" x 12' 0" (3.68m x 3.65m)

Bedroom Three

10' 9" x 12' 0" (3.27m x 3.65m)

Bedroom Four

8' 4" x 12' 0" (2.54m x 3.65m)

EPC Rating:

Council Tax Band: C (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 809 9809.



How can we help you?

Need a mortgage?

We recommend Morgan Financial Solutions. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 809 9809, or visit their website for more information: www.morganfs.co.uk

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

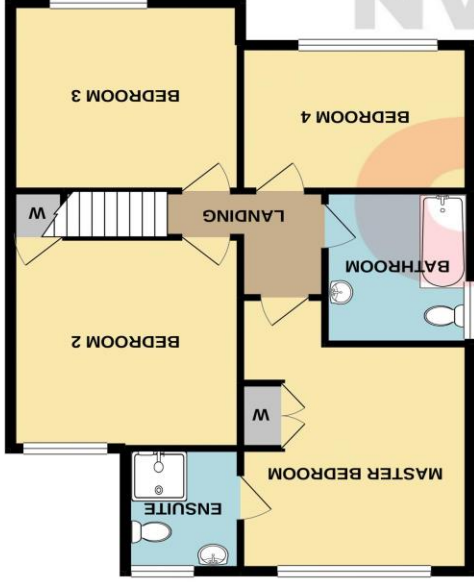
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GROUND FLOOR
837 sq.ft. (77.7 sq.m.) approx.



1ST FLOOR
710 sq.ft. (66.0 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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