



AP
MORGAN
ESTATE AGENTS
For Sale
01527 406 956
www.apmorgan.co.uk



School Road, Brierley Hill
Offers in the Region Of £129,950

Features:

- Semi detached house
- Two bedrooms
- Lounge with fireplace
- Modern kitchen
- Bathroom
- Spacious rear garden
- Driveway
- EPC - D

Description:

A superb two bedroom semi detached house, ideal for first time buyers or investors with a modern kitchen and large rear garden. The property in brief: Entrance hall, lounge with feature fireplace, modern kitchen with integrated gas hob and an oven, as well as space for a washer and fridge/freezer. There is also a sizeable storage cupboard and access to the rear garden. Upstairs: Bedroom one is extremely generous in size, and benefits from an integrated wardrobe. Bedroom two is also double in size and sits to the rear of the property. The bathroom is also located to the rear of the property. Outside: The rear garden has a lot of potential, and has a patio area and lawn, making it ideal for entertaining and children's play space. There is also a shed to the end. At the front is a drive allowing for off road parking for one car. This property is ideally located for commuting, with road links to Birmingham and Merry Hill, as well as several local bus routes. There are local shops and amenities nearby at Merry Hill, including supermarkets. Saltwells Nature Reserve is also accessed at the end of the road, providing an outdoor space for walking.



Details:

Entrance Hall

Lounge

12' 2" x 13' 0" (3.71m x 3.96m)

Kitchen

12' 8" x 7' 3" (3.86m x 2.21m)

Bedroom One

10' 4" x 13' 0" (3.15m x 3.96m)

Bedroom Two

10' 10" x 9' 2" (3.30m x 2.79m)

Bathroom

5' 6" x 5' 8" (1.68m x 1.73m)



EPC Rating: D

Council Tax Band: A (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?

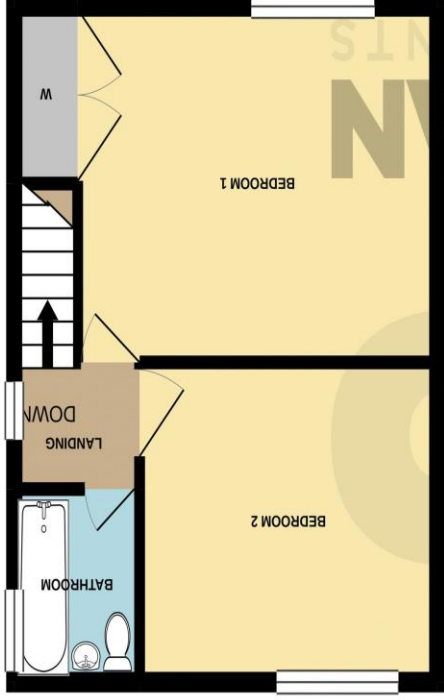
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.



GROUND FLOOR
295 sq.ft. (27.4 sq.m.) approx.



1ST FLOOR
298 sq.ft. (27.7 sq.m.) approx.

TOTAL FLOOR AREA : 593 sq.ft. (55.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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