



**Bottle Kiln Rise, Brierley Hill**  
Offers in the Region Of £200,000

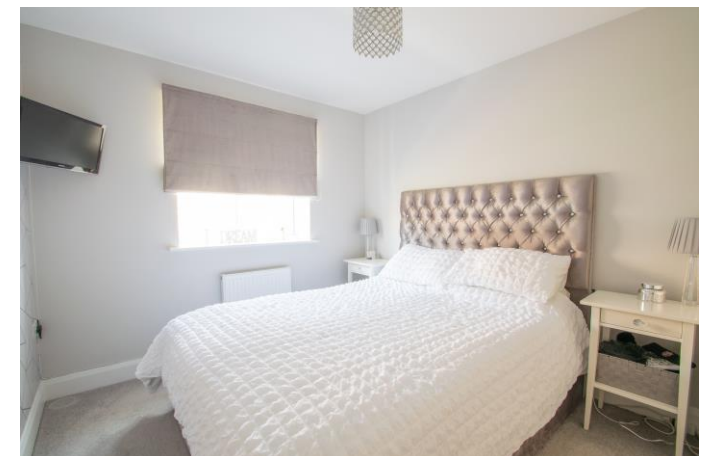


**Features:**

- Semi detached house
- Three bedrooms
- Lounge/diner
- Modern kitchen
- Family bathroom
- Rear garden
- Driveway
- EPC - B

**Description:**

This three bedroom semi detached house, situated in a cul-de-sac close to Merry Hill, local schooling and commuting routes. The property in brief: Entrance hall with guest WC, modern kitchen with integrated gas hob, oven, fridge/freezer, dishwasher and washer. Back through to the lounge/diner, which benefits from a storage cupboard and French doors to the rear garden. Upstairs: The spacious master bedroom benefits from having an en-suite with a shower. There is a double bedroom two, and a further well-sized bedroom three. There is also a modern family bathroom. Outside: The rear garden has a patio area ideal for furniture, and a shed. There are steps leading to the lawn area, and a gate leading to the side of the property. For parking, there is a driveway to the side of the property, as well as a small garden to the front. This property is ideally situated for local shops and amenities in Merry Hill, including supermarkets. For commuters, there are routes to Merry Hill, Birmingham and Dudley. For families, there is local schooling for all ages.



**Details:**

**Entrance Hall**

**Kitchen**

10' 6" x 8' 8" (3.20m x 2.64m)

**Lounge/Diner**

12' 6" x 15' 9" (3.81m x 4.80m)

**WC**

6' 2" x 3' 0" (1.88m x 0.91m)

**Master Bedroom**

10' 5" x 8' 7" (3.17m x 2.61m)

**En-Suite**

8' 7" x 2' 7" (2.61m x 0.79m)

**Bedroom Two**

9' 7" x 8' 8" (2.92m x 2.64m)

**Bedroom Three**

6' 9" x 6' 8" (2.06m x 2.03m)

**Bathroom**

6' 3" x 6' 8" (1.90m x 2.03m)



**EPC Rating:** B

**Council Tax Band:** C (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.

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](http://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.

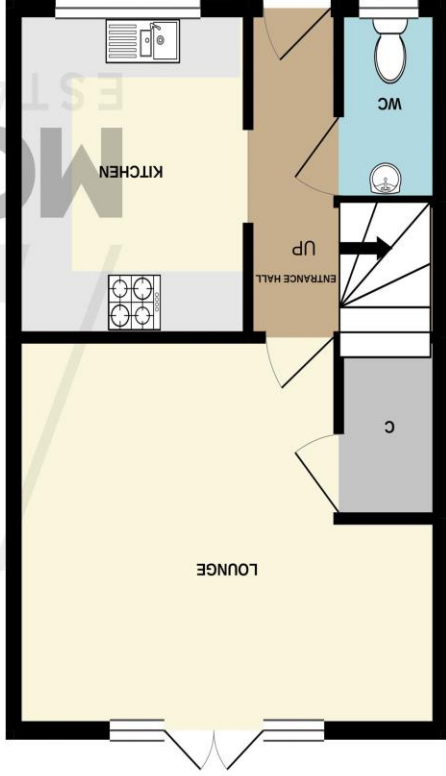
Need a solicitor?

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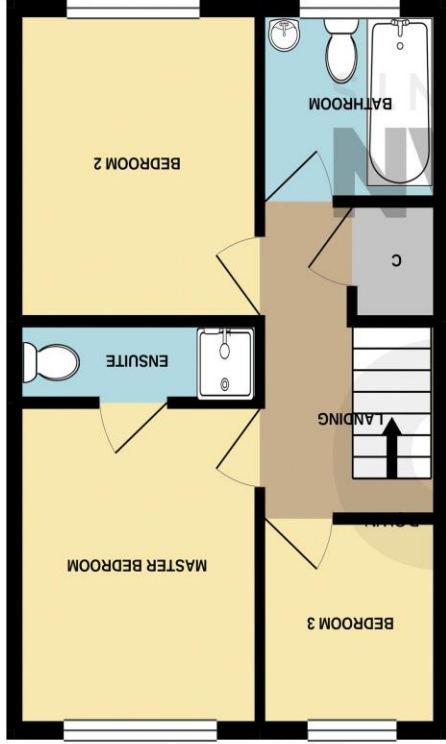
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A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals 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](http://cuberemovals.co.uk), to arrange a survey.

GROUND FLOOR  
362 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR  
362 sq.ft. (33.7 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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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