



AP MORGAN

Wroxall Close, Lakeside, Brierley Hill
Offers in the Region Of £300,000

Features:

- Detached family home
- Quiet cul-de-sac location
- Spacious lounge/diner
- Well equipped kitchen
- Three bedrooms, two doubles and one single
- Driveway leading to garage
- Large rear garden
- EPC - D

Description:

An exceptionally presented three-bedroom detached property situated in a sought-after cul-de-sac location of Lakeside, Brierley Hill.

Entering the property into the welcoming entrance hallway, the ground floor briefly comprises of a spacious lounge/diner with feature fireplace and sliding glass patio doors to the rear garden, a well-equipped kitchen with free standing Smeg double fan oven with four ring gas hob, modern extractor hood, large American style Beko free standing fridge/freezer, inset dishwasher and space for a free standing washing machine. Additionally, the garage has been partitioned to include an additional internal room, currently used as an Office/Utility with the garage being used for storage purposes but can easily be removed should you wish to use the garage for parking space.

Branching from the landing, the first floor comprises of a family bathroom with mixer shower over bathtub, two convenient storage cupboards and three great sized bedrooms, the master featuring built in wardrobe space and an en-suite shower room complete with a walk-in mixer shower.

To the front of the property is a front garden, mostly laid to lawn with a paved driveway leading to the garage. To the rear is a beautifully landscaped garden, featuring a great sized lawn area, an initial paved patio area with decorative slab paving which wraps to the side of the property offering ample space for garden furniture.

Situated in a sought-after cull-de-sac location of Lakeside, Brierley Hill, this property benefits from excellent nearby schooling and amenities with fantastic road and public transport links giving easy access to Stourbridge, Merry Hill shopping centre, Dudley, Birmingham and Worcester.

Additional benefits include full double glazing and gas central heating.



Details:

Entrance Hallway

Kitchen

13' 1" x 7' 3" (3.98m x 2.21m)

Lounge/Diner

11' 5" x 19' 9" (3.48m x 6.02m)

Office/Utility

9' 3" x 8' 2" (2.82m x 2.49m)

First Floor Landing

Master Bedroom

9' 7" x 11' 8" (2.92m x 3.55m)

En-suite Shower Room

Bedroom Two

10' 4" x 10' 8" Both Max (3.15m x 3.25m)

Bedroom Three

9' 9" x 8' 7" Both Max (2.97m x 2.61m)

Bathroom

7' 6" x 7' 7" Both Max (2.28m x 2.31m)

Garage

7' 8" x 7' 8" (2.34m x 2.34m)

EPC Rating: D

Council Tax Band: D (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

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



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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.

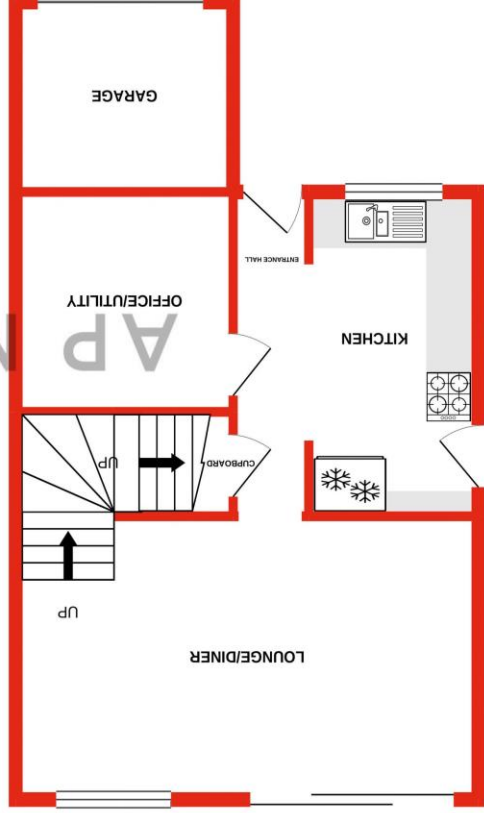
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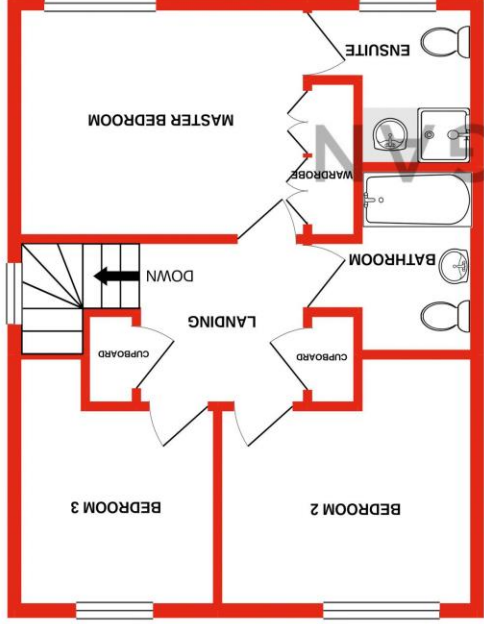
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GROUND FLOOR
554 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.8 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 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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