



**Victoria Street, Brierley Hill**  
Offers in Excess of £120,000

**Features:**

- Ideal first purchase
- Lounge/reception room
- Dining/reception room
- Kitchen
- Shower room
- 2 double bedrooms
- Gas central heating & double glazing
- EPC - D

**Description:**

A 2-bedroom terrace house making an ideal first purchase or investment opportunity.

The property briefly consists: Reception room 1 being used as a lounge with window to front, leading past a storage cupboard to reception room 2 used as a dining room retaining the original quarry tile flooring and also having a storage cupboard. This then leads through to the kitchen area having a door to the side entry and one to the rear courtyard and garden. The kitchen has matching units and cupboards with space for a cooker, dishwasher, washing machine and fridge/freezer. This further leads on to the shower room with generous corner shower, sink and toilet.

Upstairs presents 2 double bedrooms, bedroom 1 having 2 storage cupboards, one giving potential for stair conversion leading to the attic.

Outside to the front is a small walled garden and side passage leading to the kitchen door. To the rear is a traditional courtyard area leading on to an ease of maintenance garden comprising of patio, gravel borders and a garden shed.

The property is well placed in the Pensnett area for local shopping and amenities, 2 primary schools, national shopping chains, and commuter routes across the region.



## Details:

### Reception

12' 0" x 11' 0" (3.65m x 3.35m)

### Reception 2

12' 0" x 11' 5" (3.65m x 3.48m)

### Kitchen

10' 7" x 9' 7" (3.22m x 2.92m)

### Shower Room

9' 7" x 4' 2" (2.92m x 1.27m)

Stairs rise to first floor

### Bedroom 1

12' 0" x 11' 6" (3.65m x 3.50m)

### Bedroom 2

12' 0" x 11' 1" (3.65m x 3.38m)



**EPC Rating:** D

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

**Tenure:** (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 01384 319 400, 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?

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.

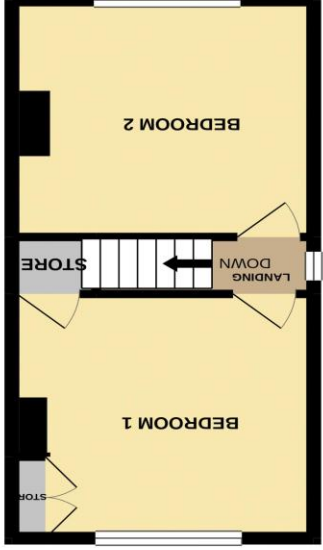
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GROUND FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR  
295 sq.ft. (27.4 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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