



**Thorns Road, Brierley Hill**  
Offers Over £195,000

**Features:**

- Extended 4-bedroom End of Terrace House
- Sympathetically modernised retaining Character Features
- Separate Lounge and Dining Room
- Extended and re-fitted Kitchen
- Modern Family Bathroom upstairs
- Ground floor W.C. & Utility
- Gas Central Heating & Double Glazing
- EPC rating E

**Description:**

An attractively presented 4-bedroom End of Terrace House, extended and with loft conversion. The property has been sympathetically modernised retaining many of the original features. There are good local facilities, including schools, shopping, and restaurants, and good road transport links to commuter routes. The property briefly comprises: Hall, dining room with storage, lounge with feature brick fireplace and log burner, kitchen with inset double sink and double drainer, space for cooker and fridge/freezer, and a utility cupboard with plumbing for appliances, a ground floor W.C., and playroom/office giving access to the rear garden. The first floor presents the main double bedroom, bedroom 2 and the modern fitted bathroom. The second floor has two further bedrooms, both with inset lighting, roof-light windows and storage space in the eaves. Outside to the front is minimal maintenance, and to the rear is the garden providing a barked play area, pergola covered seating and BBQ decking, and a grassed area. The property further benefits from double glazing, and gas central heating. We strongly advise viewing this property to appreciate all of the character touches and quality.



**Details:**

**Hall**

**Dining Room**

12' 5" max x 9' 9" max (3.78m x 2.97m)

**Lounge**

14' 9" x 12' 0" (4.49m x 3.65m)

**Kitchen**

14' 6" x 9' 9" (4.42m x 2.97m)

**Utility Cupboard**

**W.C.**

**Play Room**

7' 4" x 6' 6" (2.23m x 1.98m)

**Stairs rise to first floor**

**Bedroom 1**

11' 11" x 10' 7" (3.63m x 3.22m)

**Bedroom 2**

8' 10" x 7' 11" (2.69m x 2.41m)

**Bathroom**

8' 10" x 4' 9" (2.69m x 1.45m)

**EPC Rating: E**

**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](http://www.morganfs.co.uk)

### Property to sell?

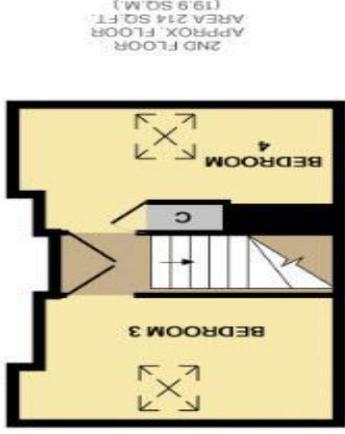
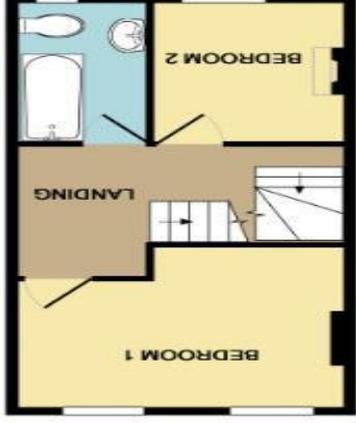
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### 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](http://cuberemovals.co.uk), to arrange a survey.



TOTAL APPROX. FLOOR AREA 1056 SQ.FT. (98.1 SQ.M.)

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