

AP MORGAN



Briseley Close, Brierley Hill, West Midlands
£1,300 per month

Features:

- Detached bungalow
- Three bedrooms
- Generous sized lounge and dining room
- Well-fit kitchen and wet room
- Well-maintained rear garden
- Driveway, garage and on-road parking
- Situated in a quiet cul-de-sac
- Sought-after location

Description:

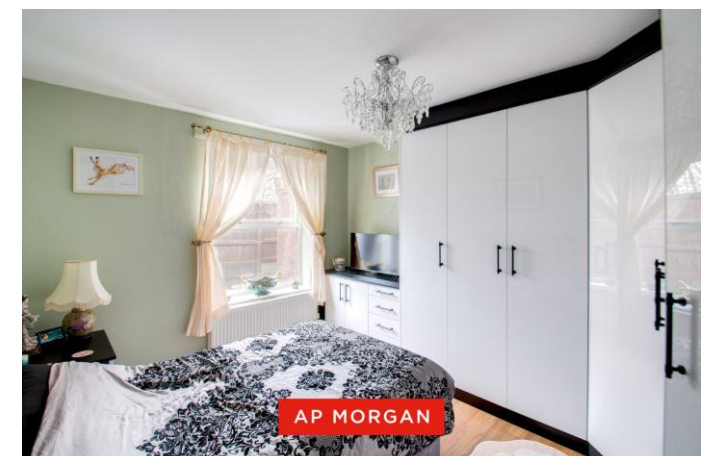
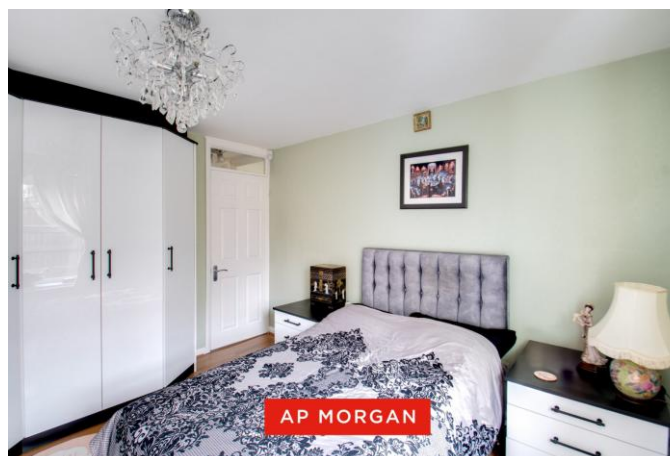
Introducing this spacious three-bedroom detached bungalow is located at the end of a desirable cul-de-sac in Withymoore Village, Amblecote. Conveniently close to local amenities, including Sainsbury's and Withymoore Pharmacy.

The front of the property provides ample off-road parking, with a tarmac driveway leading to a single garage featuring an electric roller-shutter door, along with steps leading down to the entrance.

Upon entry, the bungalow opens into an entrance hall with a useful storage cupboard. To the left is the kitchen, a well-fitted space featuring modern cupboards and worktops, an integrated oven with gas hob and extractor hood, and a dishwasher. Returning through the hall, to the left is the dining room, which offers excellent space for a family dining table and provides access to the conservatory. This is a great area for relaxation during the warmer months, with doors on either side allowing access to the rear garden. The dining room leads into the spacious lounge, a generous area ideal for comfort and entertainment, featuring a fireplace and French doors opening onto the rear patio.

Continuing back through the hall are the three bedrooms: the first is a double bedroom with large fitted wardrobes, followed by two single bedrooms, both offering space for storage units. The bathroom/wet room is well fitted with a toilet, wash basin, and shower, and includes a side cupboard housing the boiler.

The rear garden is initially paved, providing an excellent space for outdoor furniture and dining. Steps then lead up to a spacious lawn, bordered by fencing and shrubbery along the side, with railings separating it from the patio area.



Situated within a popular estate in Brierley Hill, this home benefits from close proximity to a range of local amenities. A local supermarket is just 0.2 miles away, while the popular Merry Hill Shopping Centre is approximately 2 miles away, offering a variety of restaurants, entertainment options, and shops.

Details:

Porch

Entrance Hall

Lounge 14'10" x 14'10" (4.52m x 4.52m)

Dining Room 14'9" x 9'6" (4.5m x 2.9m)

Kitchen 8'5" x 9'2" (2.57m x 2.8m)

Conservatory 6'9" x 18'2" (2.06m x 5.54m)

Bedroom One 11'10" x 10'6" (3.6m x 3.2m)

Bedroom Two 11'6" x 7'4" (3.5m x 2.24m)

Bedroom Three 11' x 7'1" (3.35m x 2.16m)

Shower Room 8'4" (2.54) x 6'1" (1.85) Both max

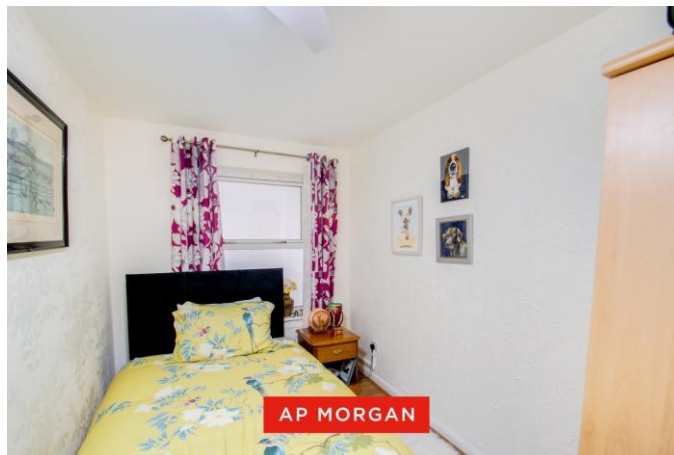
Garage 18' x 8'6" (5.49m x 2.6m)

EPC Rating: D

Council Tax Band: C (tbc by solicitors).

Tenure: To be advised (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 Wiser Mortgage Advice. 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.wisermortgageadvice.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

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Need a solicitor?

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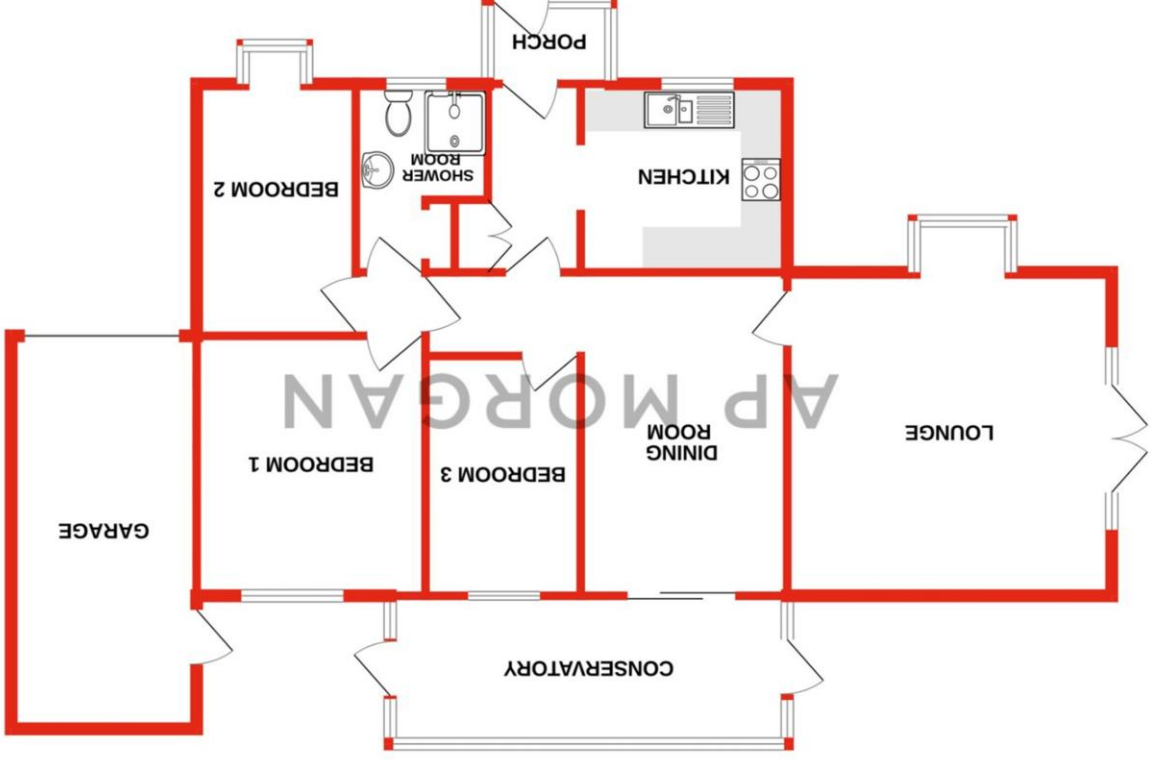
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far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and

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
1166 sq.ft. (108.3 sq.m.) approx.



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