

**AP MORGAN**



**Victoria Road, Brierley Hill, West Midlands**  
Asking Price £220,000

**Features:**

- Mid-terraced family home
- Four spacious bedrooms
- Master bedroom with en-suite
- Generous sized lounge/diner
- Well-fit kitchen and utility
- Spacious four-piece bathroom
- Low maintenance rear garden
- Ample on-street parking

**Description:**

Introducing this spacious mid-terraced, three-storey house, offering four generous bedrooms, including a master with en-suite, a well-proportioned lounge/diner, a well-fitted kitchen and utility room, and ample on-road parking. The property is situated in Brierley Hill, Stourbridge.

On arrival, the property offers ample on-road parking to the front, making it convenient for residents and guests, with steps leading up to the entrance, bordered by shrubbery.

Upon entry, the ground floor leads into the porch and entrance hall, which comprises stairs rising to the first floor and space for coat and shoe storage. To the left is the lounge/diner, a generous space ideal for comfort, dining, and family entertainment. A large window overlooks the front of the property, while French doors open onto the rear garden, both allowing plenty of natural light to flow through. The dining area leads into the kitchen, which is well-fitted with ample storage and worktop space, integrated appliances, and a door leading down to the cellar, providing excellent additional storage. The kitchen also leads into the utility room, fitted with additional storage cupboards and worktops, with space for utility appliances. A door provides access to the rear garden, and a downstairs WC comprises a toilet and wash basin.

The first floor features a spacious landing leading to two double bedrooms, both offering ample space for comfort and storage units, as well as a smaller bedroom, ideal for use as a nursery, office, or walk-in wardrobe. The family bathroom is also located on this floor and is well-fitted with a toilet, wash basin, bathtub, and shower cubicle, along with ample storage space.

The second floor leads to a small landing with a storage cupboard in the eaves and access to the master bedroom. This is a generous space featuring multiple fitted wardrobes, perfect for storage and space-saving, and benefits from an en-suite fitted with a toilet, wash basin, and bathtub, again offering additional storage space.



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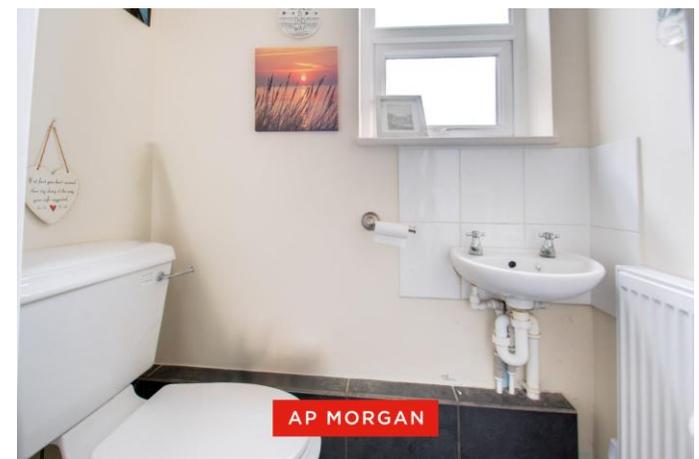
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The rear garden is accessed via a pathway leading to the main garden area, bordered by plants and shrubbery. This is followed by a large patio area, ideal for outdoor furniture and dining, and three sheds, perfect for storage and gardening equipment.

Situated in Brierley Hill, the property is a stone's throw away from Merry Hill Shopping Centre, offering a wide range of shops, amenities, restaurants, and leisure activities, as well as excellent road networks to Birmingham City Centre and public transport links.

**Details:**

**Porch**

**Entrance Hall**

**Lounge/Diner** 24'5" x 11'5" (7.44m x 3.48m)

**Kitchen** 10'11" x 8'11" (3.33m x 2.72m)

**Utility** 9'6" x 9'4" (2.9m x 2.84m) Both Max

**Cellar** 12'2" x 8'8" (3.7m x 2.64m)

**Landing**

**Bedroom Two** 12'1" x 11'9" (3.68m x 3.58m)

**Bedroom Three** 12'4" x 9'3" (3.76m x 2.82m)

**Bedroom Four** 8'10" x 7'2" (2.7m x 2.18m)

**Bathroom** 10'11" x 8'10" (3.33m x 2.7m) Both Max

**Master Bedroom** 10'11" x 9'7" (3.33m x 2.92m)

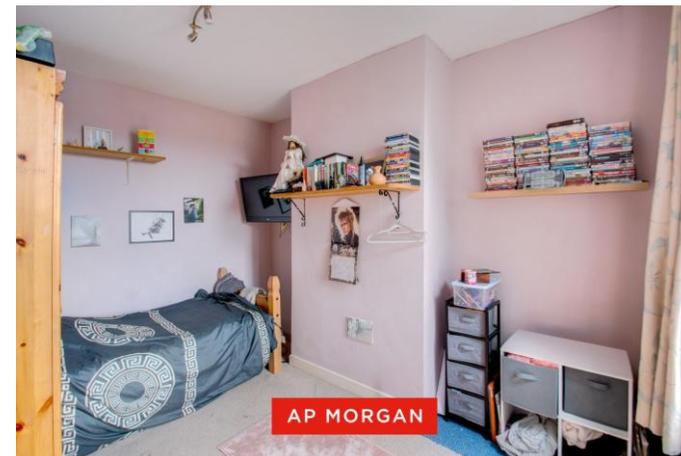
**En-suite** 5'7" x 7'5" (1.7m x 2.26m)

**EPC Rating:** D

**Council Tax Band:** B (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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### 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](http://www.wisermortgageadvice.co.uk)

### Property to sell?

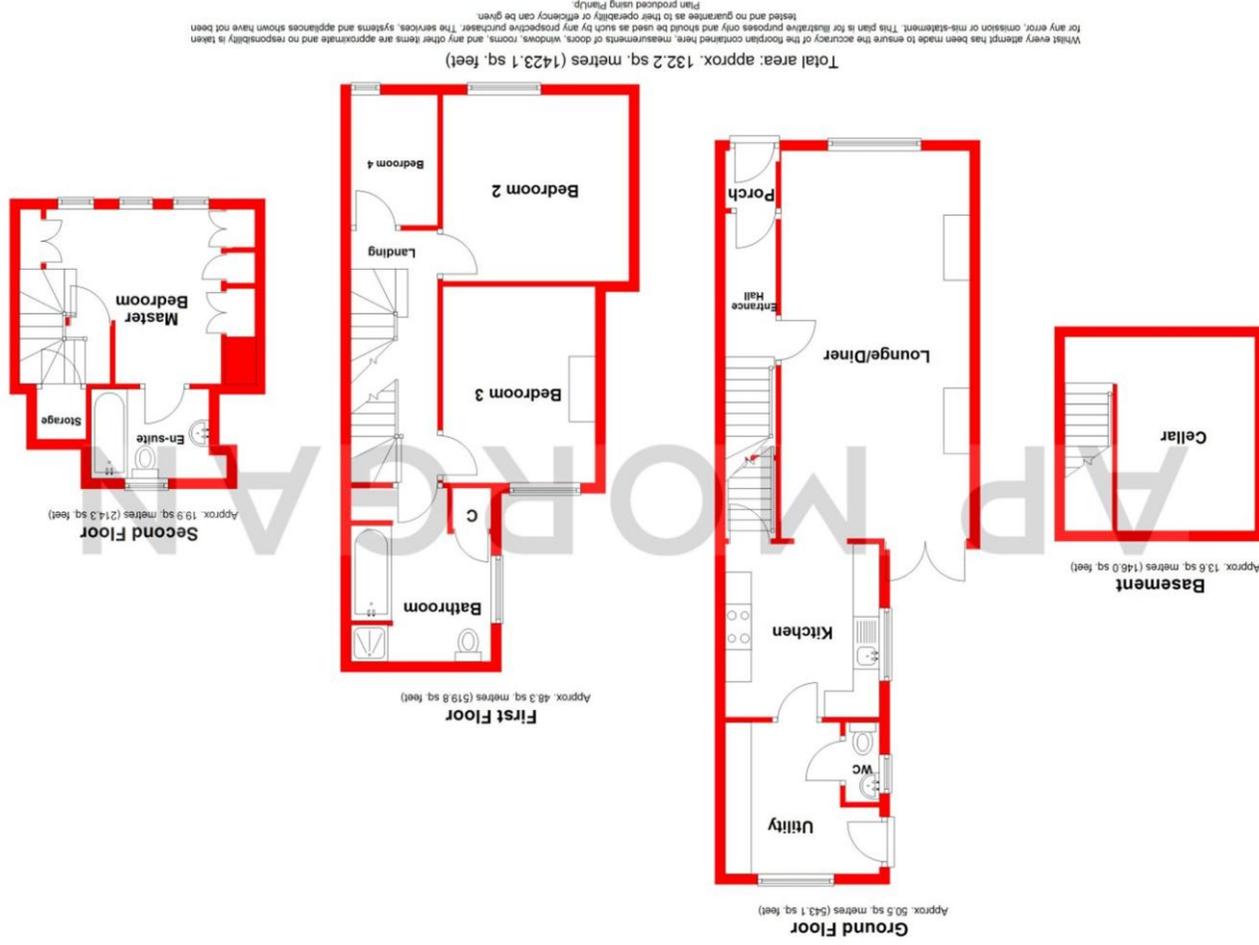
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a solicitor?

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