

AP MORGAN



**Birch Coppice, Brierley Hill, West Midlands**  
Asking Price £180,000

### Features:

- Semi-detached home
- Two bedrooms
- Spacious loft conversion
- Generous sized lounge space
- Well-fit kitchen
- Modern bathroom
- Low maintenance rear garden
- On-street parking

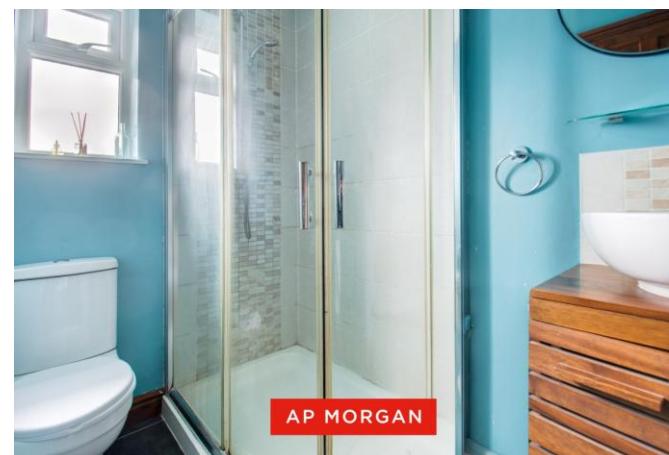
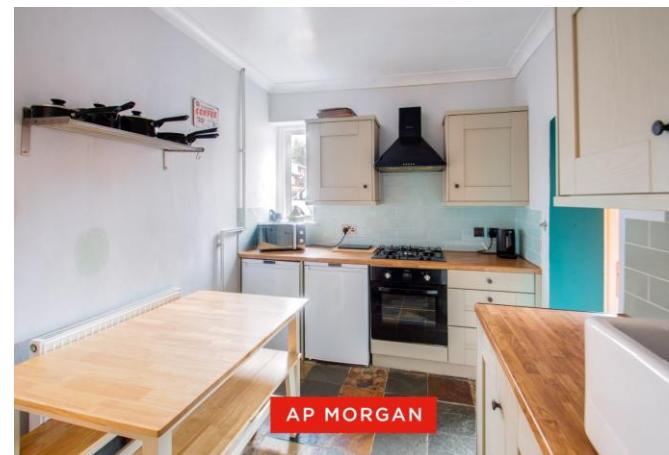
### Description:

Introducing you to this well-presented semi-detached home is situated on Birch Coppice in Brierley Hill. This property offers two bedrooms, a generous lounge space, well fit kitchen and on-road parking and is ideally located to offer ease of access to local schooling, shops and amenities.

On arrival, the property is approached via a gated frontage with a brick wall around the entrance, with on-road parking at the front.

On entry, you are welcomed into the spacious lounge featuring a mantelpiece with unique tiling and a staircase rising to the first floor. An archway from the lounge leads into the kitchen, fit with ample storage and worktop space, a gas hob, cooker, and a porcelain sink basin. From here, you enter the utility room, with sliding doors concealing storage for appliances, and a door into the bathroom, fit with a toilet, wash basin and shower cubical.

The first floor brings you onto the landing and into two main bedrooms, a double and a generous single, providing ample space for comfort and storage units. A staircase on this level ascends to the loft area, which serves as a third bedroom. This loft space features a sloping roof and three skylights, filling the room with natural light and offering pleasant views of the surrounding area.



Outside, the rear garden—accessed through the utility room—includes stone steps leading down to a patio and gravel area, perfect for outdoor dining or relaxing. Additionally, a side gate offers easy access from the garden to the front of the property.

Situated in Brierley Hill, the property is a stones throw away from Merry Hill Shopping Centre, offering a wide range of shops, amenities, restaurants and leisure activities, as well as great road networks to Birmingham City Centre

**Details:**

**Lounge** 12'6" x 12'6" (3.8m x 3.8m)

**Kitchen** 8' x 12'6" (2.44m x 3.8m)

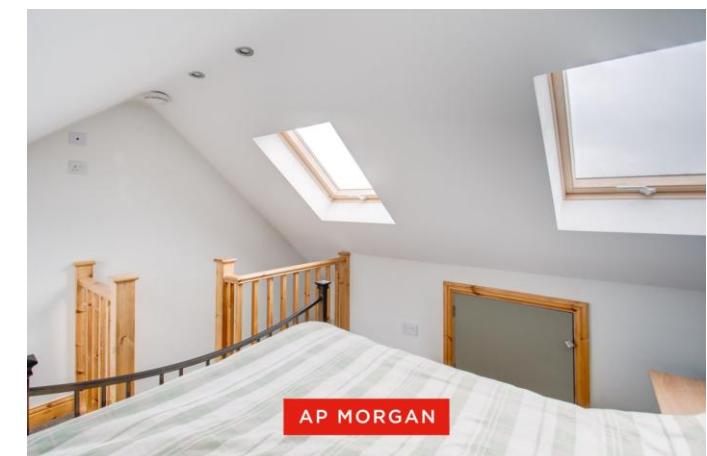
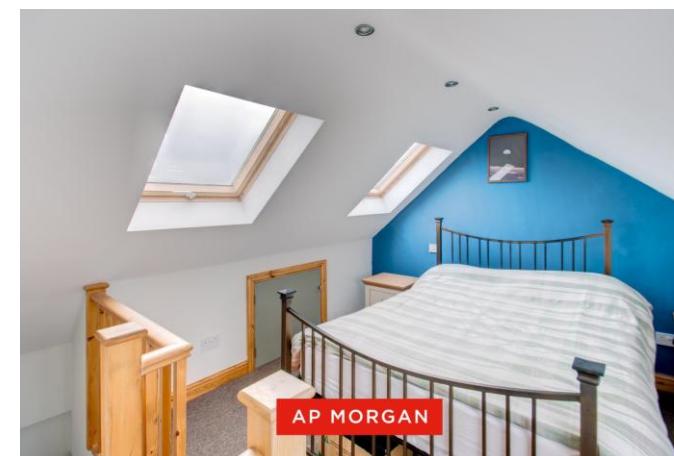
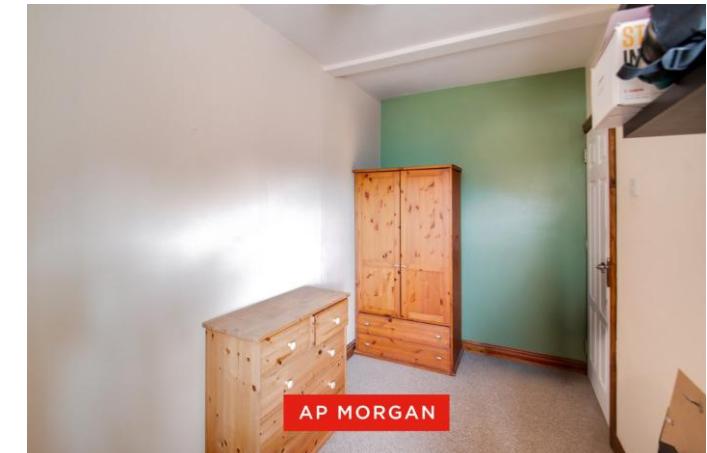
**Utility Room** 6'8" x 4'7" (2.03m x 1.4m)

**Bathroom** 6'11" x 4'11" (2.1m x 1.5m)

**Bedroom One** 9'7" x 10'7" (2.92m x 3.23m) Both Max

**Bedroom Two** 11'6" x 6' (3.5m x 1.83m) Both Max

**Loft Conversion** 12'1" x 11'8" (3.68m x 3.56m)



**EPC Rating:** D

**Council Tax Band:** A (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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