

**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

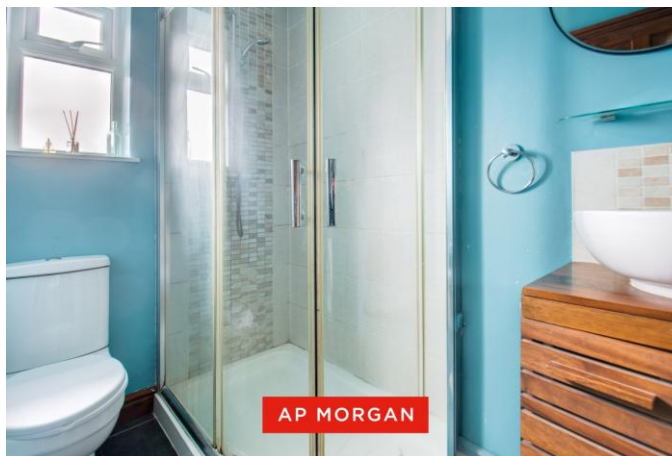
**Description:**

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

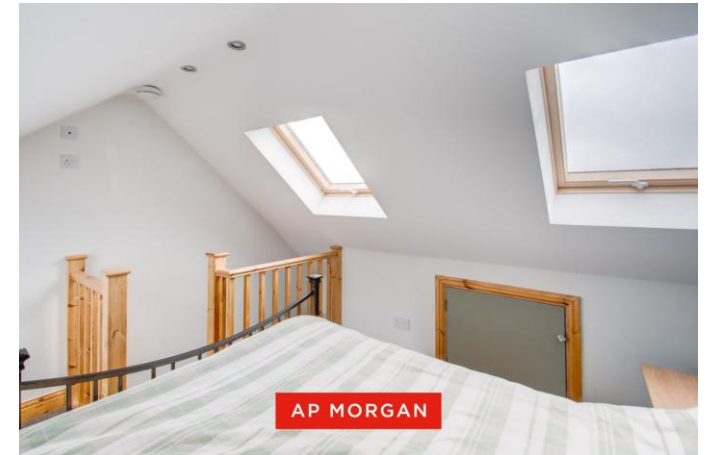
**Loft Conversion** 12'1" x 11'8" (3.68m x 3.56m)

**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.



## 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](http://www.wisermortgageadvice.co.uk)

### Property to sell?

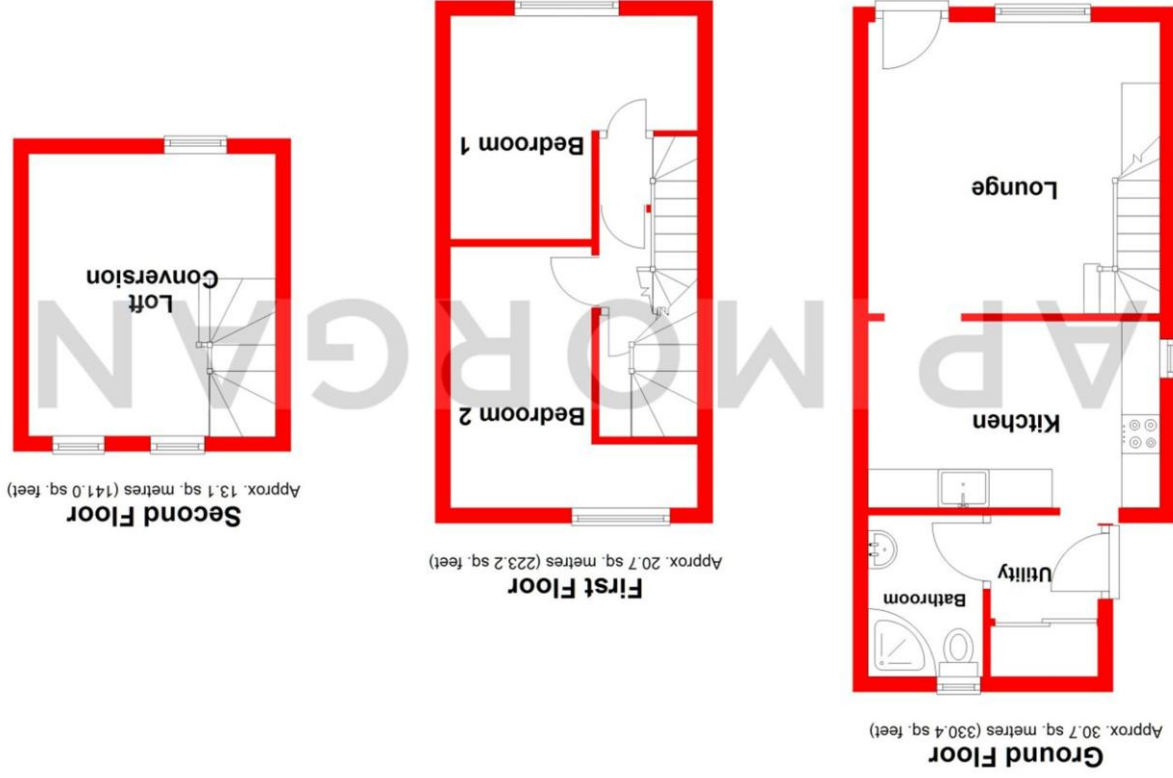
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a solicitor?

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.

### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



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.

Plan produced using PlanUp.

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