

**AP MORGAN**



**Birch Coppice, Brierley Hill, West Midlands**  
Guide Price £300,000 - £310,000

**Features:**

- Well-presented semi-detached home
- Three great sized bedrooms
- Well-equipped, open-plan kitchen/diner
- Spacious lounge
- Ample storage throughout
- Great rear garden
- Extensive driveway and single garage
- Sought-after location

**Description:**

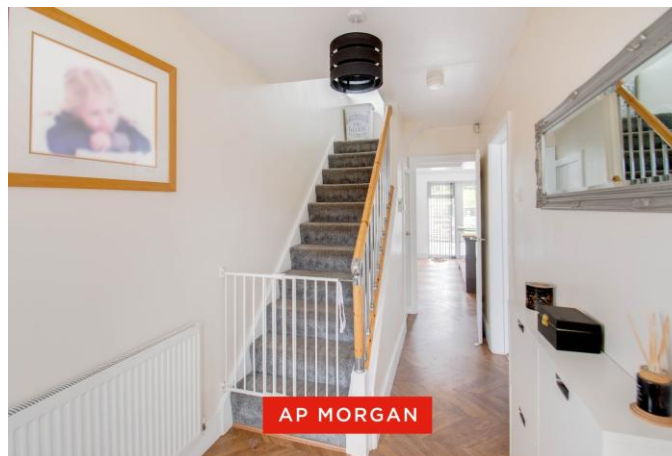
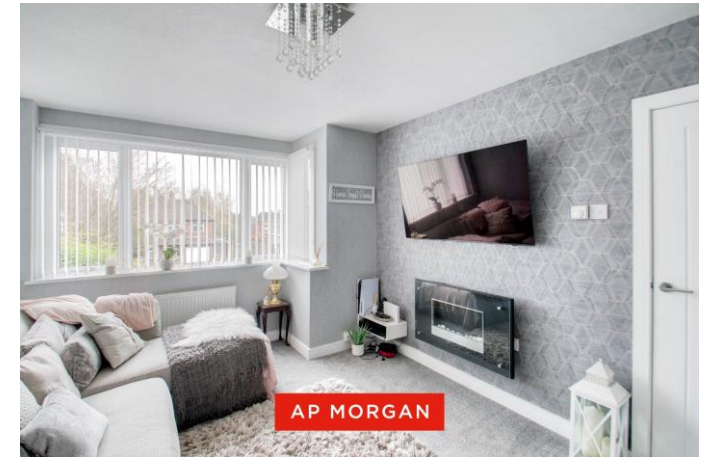
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Welcoming you to this well-presented semi-detached home situated in Brierley Hill, offering three bedrooms, a well-equipped open-plan kitchen/diner, a generous lounge, a well-maintained rear garden, and an extensive driveway with a single garage.

On arrival, the property presents a large driveway suitable for multiple vehicles, as well as a single garage to the left of the property for additional parking—perfect for both residents and visitors. Both sides of the driveway are bordered with brick and shrubbery.

Upon entry, the ground floor leads into the entrance hall, comprising stairs rising to the first floor with a cupboard underneath—an ideal storage space—and access to the main living areas. To the right is the lounge, a great space for comfort, featuring an electric fireplace and a large window allowing plenty of natural light to flow through. The end of the entrance hall leads into the open-plan kitchen/diner. The kitchen is well-equipped with ample storage and worktop space, an integrated oven, microwave, fridge/freezer, dishwasher, and an induction hob on the kitchen island. There is also space for dining, including room for a dining table, a stunning log burner in the corner, and large French doors opening onto the rear garden, creating the perfect space for hosting and entertaining.

The first floor leads onto the landing, which provides access to the bedrooms and bathroom. The first bedroom is a spacious double with a large window, creating a bright and airy space. The second bedroom is also a double, while the third is a single. The bathroom is fitted with a toilet, wash basin, and a bathtub with an overhead shower. The loft is fitted with a wooden ladder and is partially boarded.



The rear garden features a patio area, ideal for outdoor furniture and dining, with a door providing access to the garage for added convenience. Steps lead up from the patio to the lawn, with a pathway continuing to the top of the garden, where there is a shed—ideal for additional storage.

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 links to Birmingham City Centre.

**Details:**

**Entrance Hall**

**Lounge** 12'11" x 10'4" (3.94m x 3.15m) Both Max

**Kitchen/Diner** 17'11" x 16'7" (5.46m x 5.05m) Both Max

**Landing**

**Bedroom One** 14'4" x 10'5" (4.37m x 3.18m) Both Max

**Bedroom Two** 9'6" x 10'4" (2.9m x 3.15m)

**Bedroom Three** 9'6" x 6' (2.9m x 1.83m)

**Bathroom** 6'2" x 5'10" (1.88m x 1.78m)

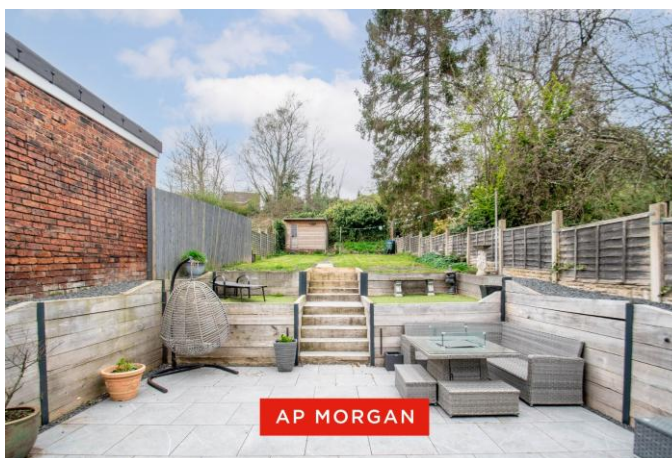
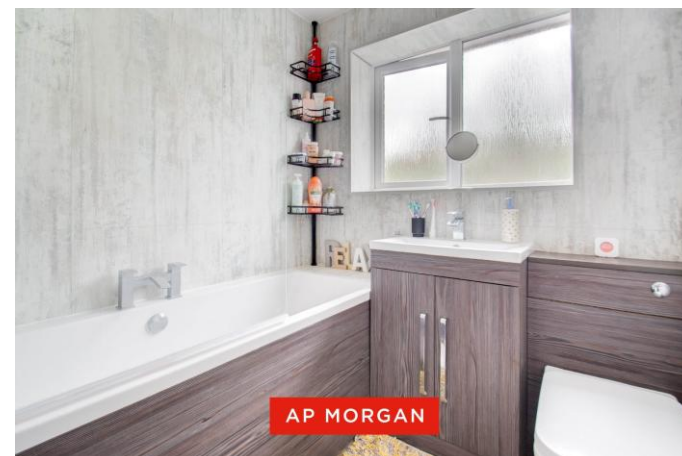
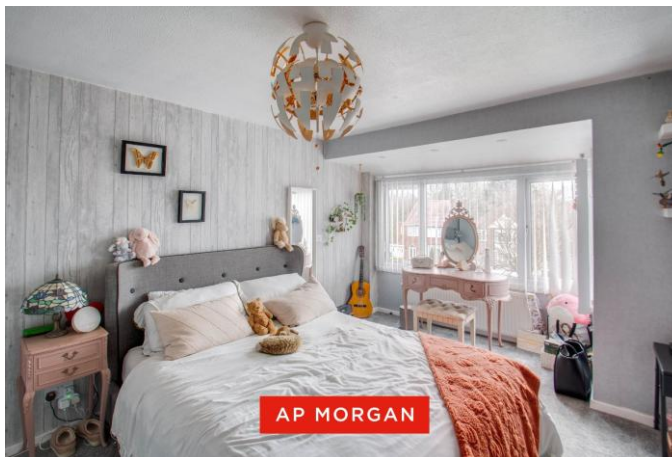
**Garage** 14'2" x 7'4" (4.32m x 2.24m)

**EPC Rating:** To be confirmed

**Council Tax Band:** C (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?

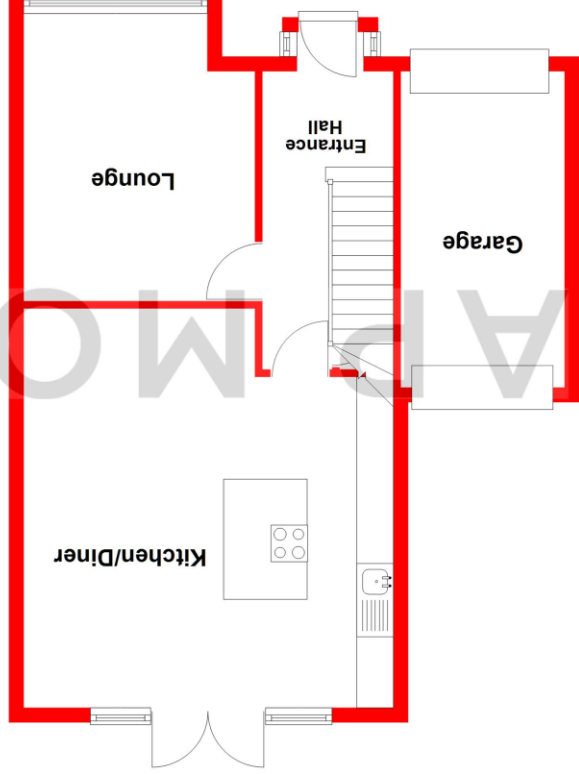
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### 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 £99 + 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.

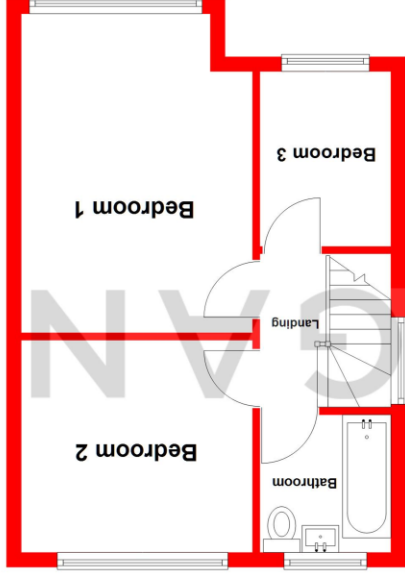
### Ground Floor

Approx. 56.5 sq. metres (607.9 sq. feet)



### First Floor

Approx. 35.4 sq. metres (381.3 sq. feet)



Total area: approx. 91.9 sq. metres (989.2 sq. feet)

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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