

**AP MORGAN**



**Commonside, Brierley Hill, Dudley**  
Offers in excess of £160,000

### Features:

- **\*\*OFFERED WITH NO ONWARD CHAIN\*\***
- Mid-terraced property
- Two bedrooms
- Spacious lounge
- Well-fit kitchen
- Low maintenance rear garden
- Off-road parking
- Great investment opportunity

### Description:

**\*\*OFFERED WITH NO ONWARD CHAIN\*\***

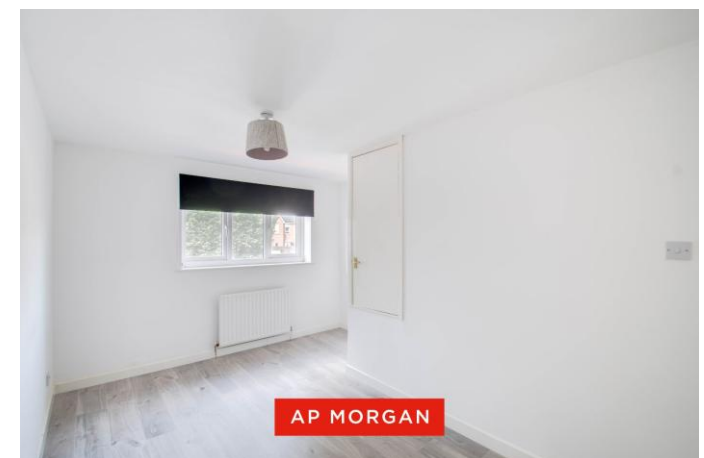
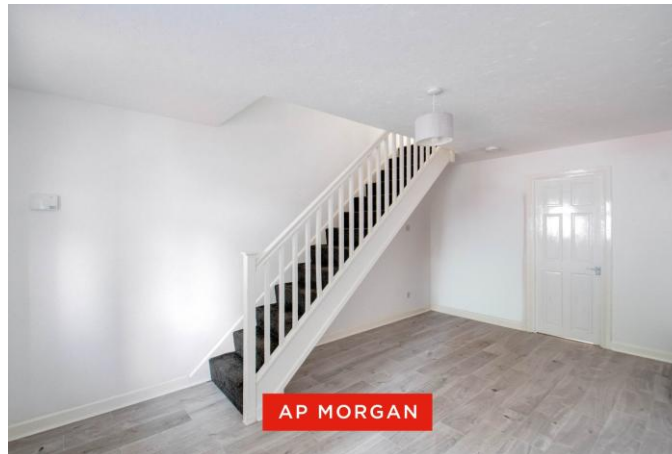
Introducing this mid-terraced property, offered with no onward chain, featuring two bedrooms, a generous lounge, a well-fitted kitchen, a low-maintenance rear garden, and a driveway for off-road parking, situated in Brierley Hill, Stourbridge.

On arrival, the property is situated within a private driveway shared by neighbouring houses, offering parking spaces ideal for residents and visitors, along with an EV charger located at the front of the house.

Upon entry, the ground floor leads into the lounge, a generous and comfortable space featuring an electric fireplace, a bay window allowing plenty of natural light to flow through, and stairs rising to the first floor with storage space underneath. The lounge also leads into the kitchen, which is well fitted with ample storage and worktop space, an integrated oven with a four-burner gas hob and extractor hood, space for freestanding appliances, and a door opening onto the rear garden.

The first floor comprises a landing leading to bedroom one, a double room with space for storage units and a built-in storage cupboard; bedroom two, a single room also offering space for storage; and the bathroom, fitted with a toilet, wash basin, and bathtub with an overhead shower.

The rear garden is low maintenance, being laid to patio, and offers an excellent space for outdoor furniture and dining. A gated section at the end of the garden includes a shed, providing ideal additional storage.



This property also presents a great investment opportunity, having previously achieved £875 per calendar month and secured long-term tenancies.

Situated in the popular area of Brierley Hill, the property benefits from nearby amenities, parks, and schools, while also being conveniently accessible to Stourbridge town centre and Merry Hill Centre, both of which offer an excellent selection of shops, supermarkets, restaurants, and services. Excellent road and public transport links make this property ideal for commuters, with Birmingham, Merry Hill, Stourbridge, Halesowen, Dudley, and Wolverhampton all being easily accessible.

**Details:**

**Lounge** 16'5" x 10'10" (5m x 3.3m)

**Kitchen** 8'6" x 10'10" (2.6m x 3.3m)

**Landing**

**Bedroom One** 13'9" x 10'10" (4.2m x 3.3m) Both Max

**Bedroom Two** 11'6" x 5'11" (3.5m x 1.8m) Both Max

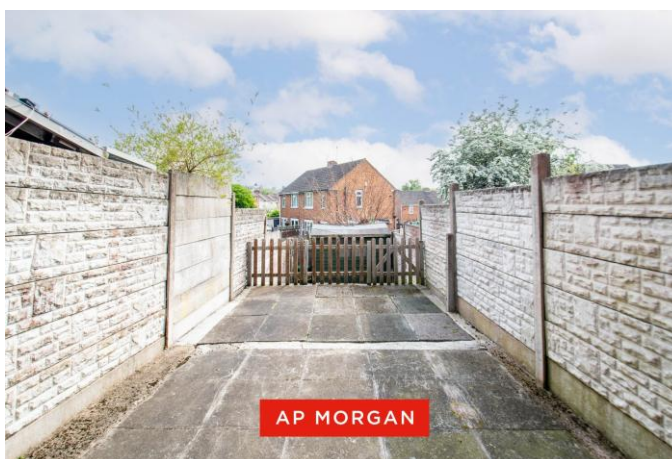
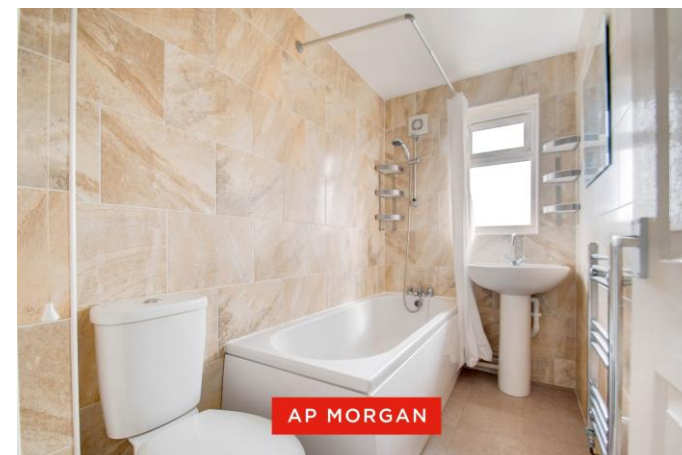
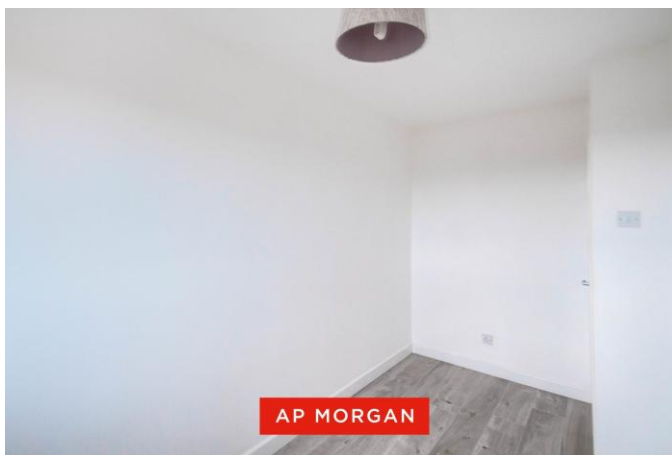
**Bathroom** 8'2" x 4'11" (2.5m x 1.5m)

**EPC Rating:** C

**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.

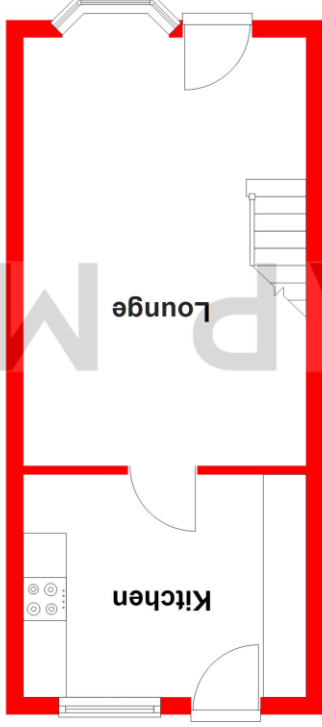
### Need a solicitor?

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.

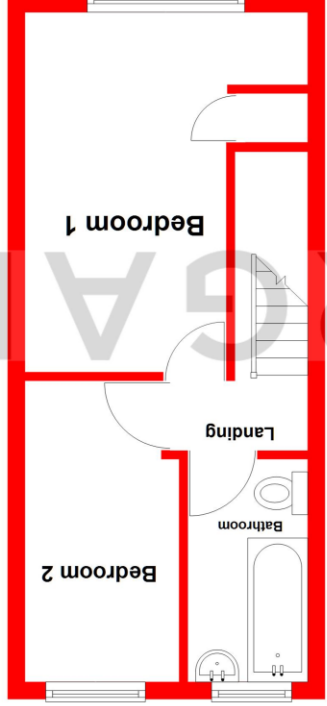
### Identity Checks

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 £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. 25.5 sq. metres (274.6 sq. feet)



**First Floor**  
Approx. 25.9 sq. metres (278.7 sq. feet)



Total area: approx. 51.4 sq. metres (553.3 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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