

AP MORGAN



Grosvenor Way, Brierley Hill, Dudley
Asking Price £230,000

Features:

- **OFFERED WITH NO ONWARD CHAIN**
- Mid-terraced property
- Three double bedrooms
- Generous sized lounge/diner space
- Well-fitted kitchen
- Great rear garden
- Driveway and single garage
- Fantastic location

Description:

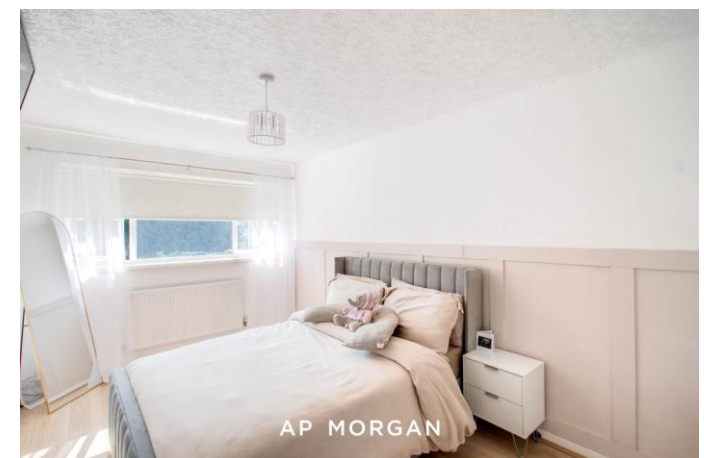
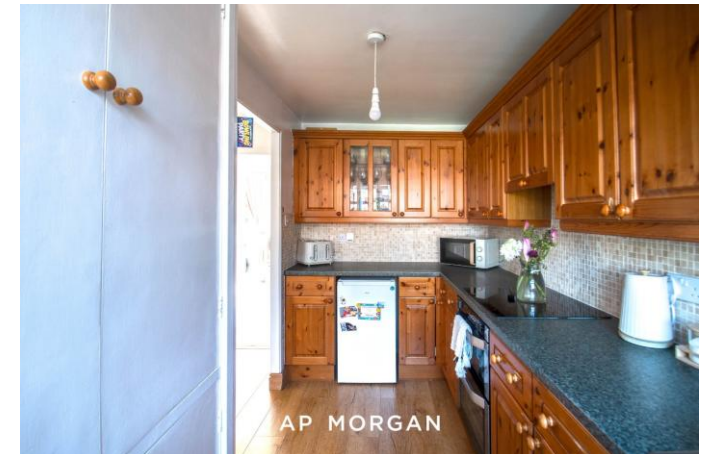
If you are looking for a three-bedroom mid-terrace that gives you genuine space, a single garage, and a rear garden worth making the most of, this one deserves your full attention. Pick up the phone and get it booked in.

To the front you have a driveway parking space and a single garage that works equally well for a car, storage, or both, as well as a small front lawn completing the frontage.

You step into the entrance hall first, where integral access to the garage sits on your left, the kitchen to your right, and the lounge straight ahead. It is a layout that makes immediate sense. The lounge is generous, with two sets of French doors opening directly into the rear garden and giving the whole ground floor a lighter, more connected feel than you might expect. The kitchen is well fitted throughout, with an integrated oven and electric hob, and the kind of finish that works hard day to day without asking much from you.

Upstairs there are three double bedrooms. The second bedroom benefits from a fitted wardrobe, which is a small detail that tends to matter more once you are actually living in a house. The family bathroom serves the floor.

Outside, the rear garden is a genuine highlight. It is a good size, well kept, and the French doors mean it feels like a natural extension of the living space rather than an afterthought.



The location does a lot of the heavy lifting here. Lye railway station is approximately 0.4 miles away, with services into Birmingham taking around 26 to 30 minutes. Merry Hill is within easy reach, bringing over 200 shops, restaurants, a cinema and The Waterfront leisure development to your doorstep. Thorns Primary School, rated Good by Ofsted in its most recent inspection, is under 400 yards from the front door. Day-to-day amenities, bus connections, and Brierley Hill High Street are all close by. For those who need the motorway network, the M5 is accessible without taking you far out of your way.

Details:

Entrance Hall

Kitchen 12'4" x 5'9" (3.76m x 1.75m)

Lounge/Diner

Garage 18'5" x 6'11" (5.61m x 2.1m)

Landing

Bedroom One 14'5" x 8'11" (4.4m x 2.72m)

Bedroom Two 10'6" x 10' (3.2m x 3.05m)

Bedroom Three 8'10" x 11'11" (2.7m x 3.63m)

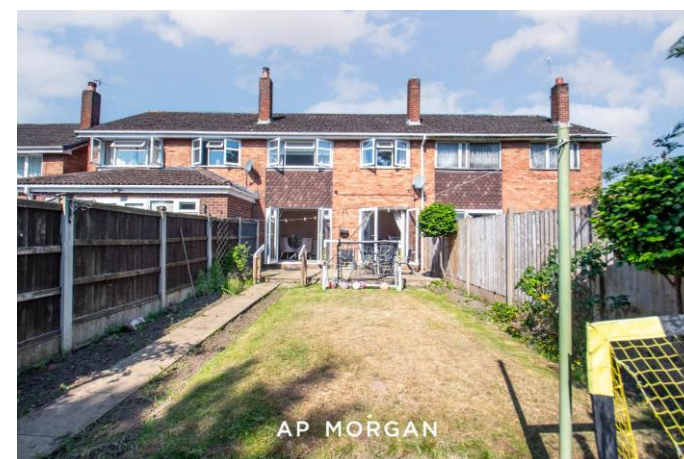
Bathroom 6'4" x 6'11" (1.93m x 2.1m)

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.



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

Property to sell?

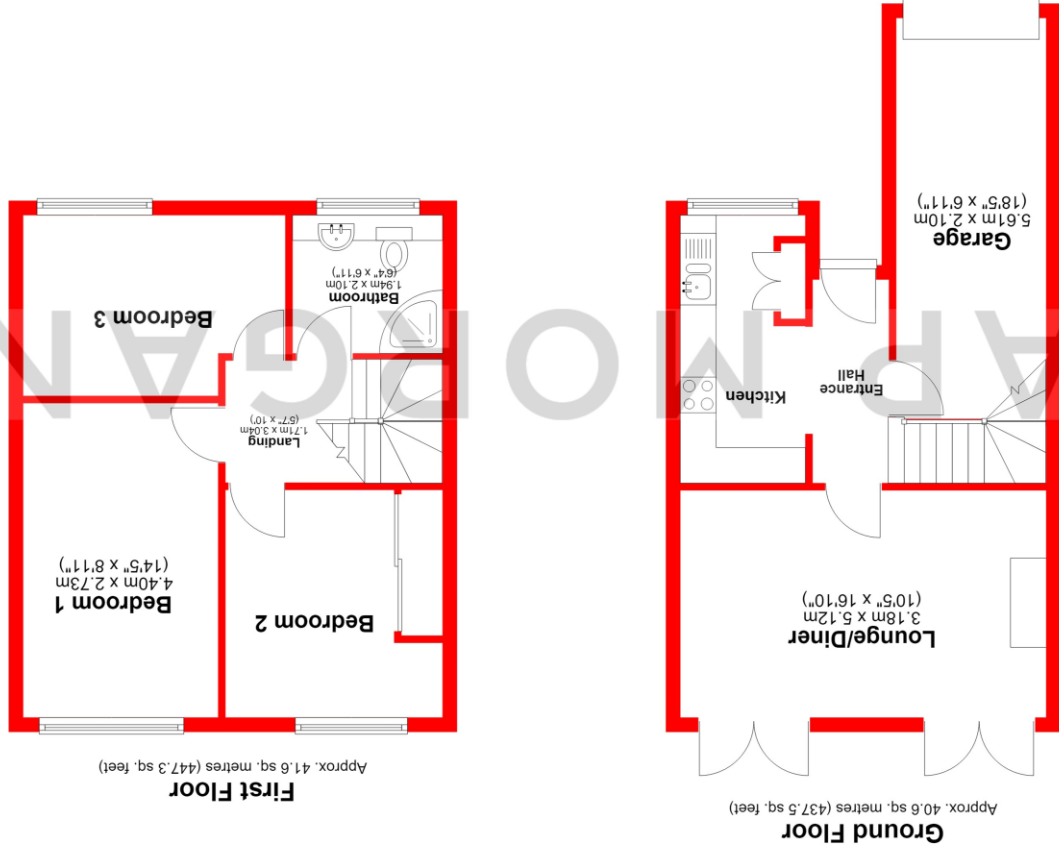
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Total area: approx. 82.2 sq. metres (884.9 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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