

AP MORGAN



Coppice Close, Brierley Hill
Asking Price £325,000

Features:

- Four bedroom semi detached family home on a quiet, tightly knit cul-de-sac
- Substantial lounge with electric fireplace, perfect for cosy nights in
- Adjoining games room/dining room, ideal for entertaining or a growing family
- Extended, contemporary and fully integrated breakfast kitchen/diner with dual aspect and bifold doors
- South-facing garden, laid to lawn with a tree house and space for summer barbecues
- Three double bedrooms and one single, all offering flexible family living
- Bedroom one with ensuite shower room and walk-in dressing room
- Modern family bathroom, recently installed in April 2026
- Paved patio area with room for outdoor furniture and external storage
- Off-street parking for multiple vehicles
- Boarded loft space, perfect for extra storage
- Moments from Merry Hill, Stevens Park and Saltwells Nature Reserve
- Within easy reach of local primary and secondary schooling
- Excellent transport links, with the train station a five minute drive and quick access to the M5

Description:

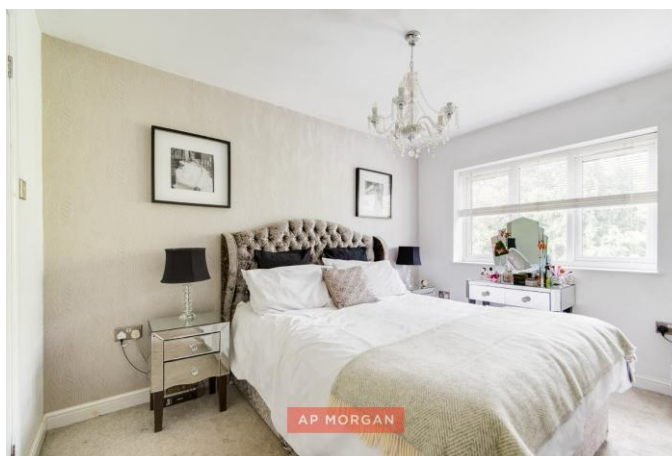
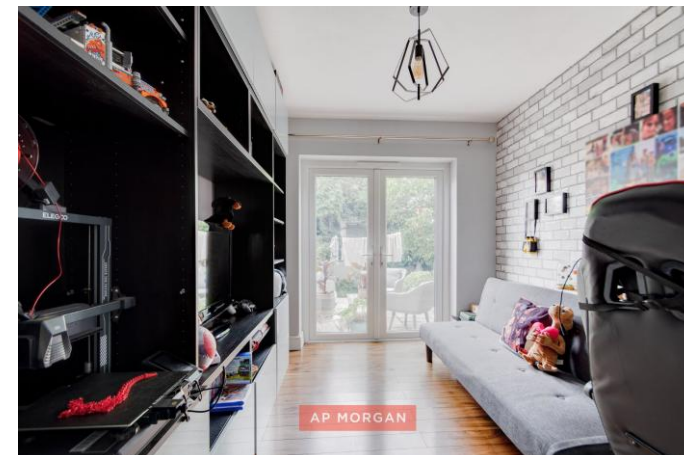
Peaceful. Private. And in the middle of everything. This cul-de-sac has it all!

Set on one of Brierley Hill's quietest and most tightly knit cul-de-sacs (just eleven homes in total), this four bedroom semi detached family home has been extended twice to grow alongside the family who have loved it. With a south-facing garden, a versatile, integrated kitchen/diner, and superb access to schools, shops and motorway links, it's a home that has earned every bit of its "family favourite" reputation.

We asked them what made them buy it...

"It was great for location, schools, work and transport, and it had a real family feeling from the moment we arrived. The cul-de-sac felt so calm and friendly, and even after all these years the peaceful location has never stopped surprising us, especially given how urban the setting actually is. It's very community based here, with only eleven houses on the close, so you really do get to know your neighbours. The local schools were hugely important to us and all three of our children have been educated there with excellent outcomes. Getting around couldn't be easier either. The train station is a twenty minute walk or a five minute drive, the bus depot is ten minutes away, and the driving links to Birmingham and the M5 are excellent. There's a local tennis club, a football team, and our son played rugby for four years. There's genuinely so much to do locally, and Merry Hill, Stevens Park, Saltwells Nature Reserve and the Odeon are all close by, along with plenty of local restaurants."

What about the house itself?



"We spend most of our time between the lounge and the kitchen diner in pretty equal measure. The lounge is really homely and comfortable, and the kitchen diner is south facing so it gets fantastic light throughout the day. We've extended the property twice to grow with the family, and it's meant we've always had the space we needed. The garden used to be all about the children, with a tree house, a slide and a trampoline, but it's evolved into more of an entertaining space for barbecues now. The kitchen/diner with its dual aspect and bifold doors is the thing guests always comment on first. We've had a new open plan kitchen fitted, which floods the space with light, and a new family bathroom installed in April this year."

Our agents say...

This is a home that simply works, and it shows. The lounge and kitchen diner give you two brilliant spaces to actually live in, not just look at, and that south-facing garden means the light pours in from morning through to evening. The kitchen diner itself, with its dual aspect, bifold doors, and integrated appliances is a genuine showstopper and exactly the kind of space that gets people talking the moment they walk in. Upstairs there are three double bedrooms and a single, with bedroom one benefitting from its own en-suite and a walk-in dressing room, ideal for anyone wanting a bit of extra luxury. Add in off-street parking for multiple vehicles, boarded loft storage, and a garden that flexes effortlessly from children's playground to entertaining space, and you've got a home built for real family life. Fancy a look? Get in touch and we'll show you round.

Details:

Entrance Hall

Lounge 10'11" x 20'3" (3.33m x 6.17m) Both Max

Sitting Room 10'4" x 8'8" (3.15m x 2.64m) Both Max

Kitchen/Breakfast Room/Dining Room 20'8" x 17' (6.3m x 5.18m) Both Max

Bedroom One 11'2" x 10'3" (3.4m x 3.12m)

Walk-in-Wardrobe 4'9" x 8'8" (1.45m x 2.64m)

En-suite Shower Room 4'6" x 8'8" (1.37m x 2.64m)

Bedroom Two 9'7" x 9'9" (2.92m x 2.97m)

Bedroom Three 8'8" x 9'7" (2.64m x 2.92m)

Bedroom Four 7'2" x 6'11" (2.18m x 2.1m)

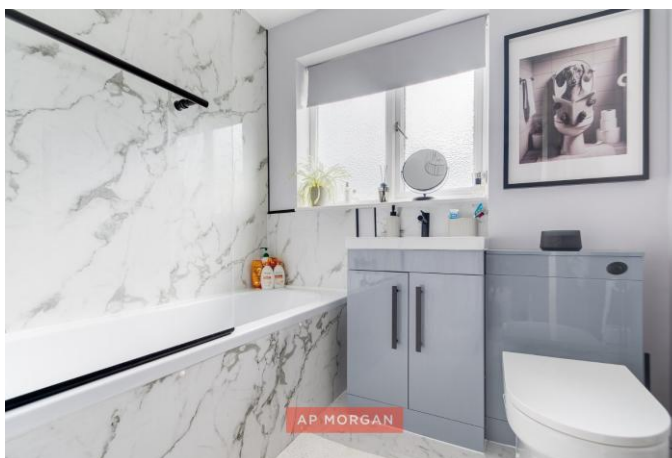
Bathroom 5'8" x 6'9" (1.73m x 2.06m)

EPC Rating: To be confirmed

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 Wisser 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.wissermortgageadvice.co.uk

Property to sell?

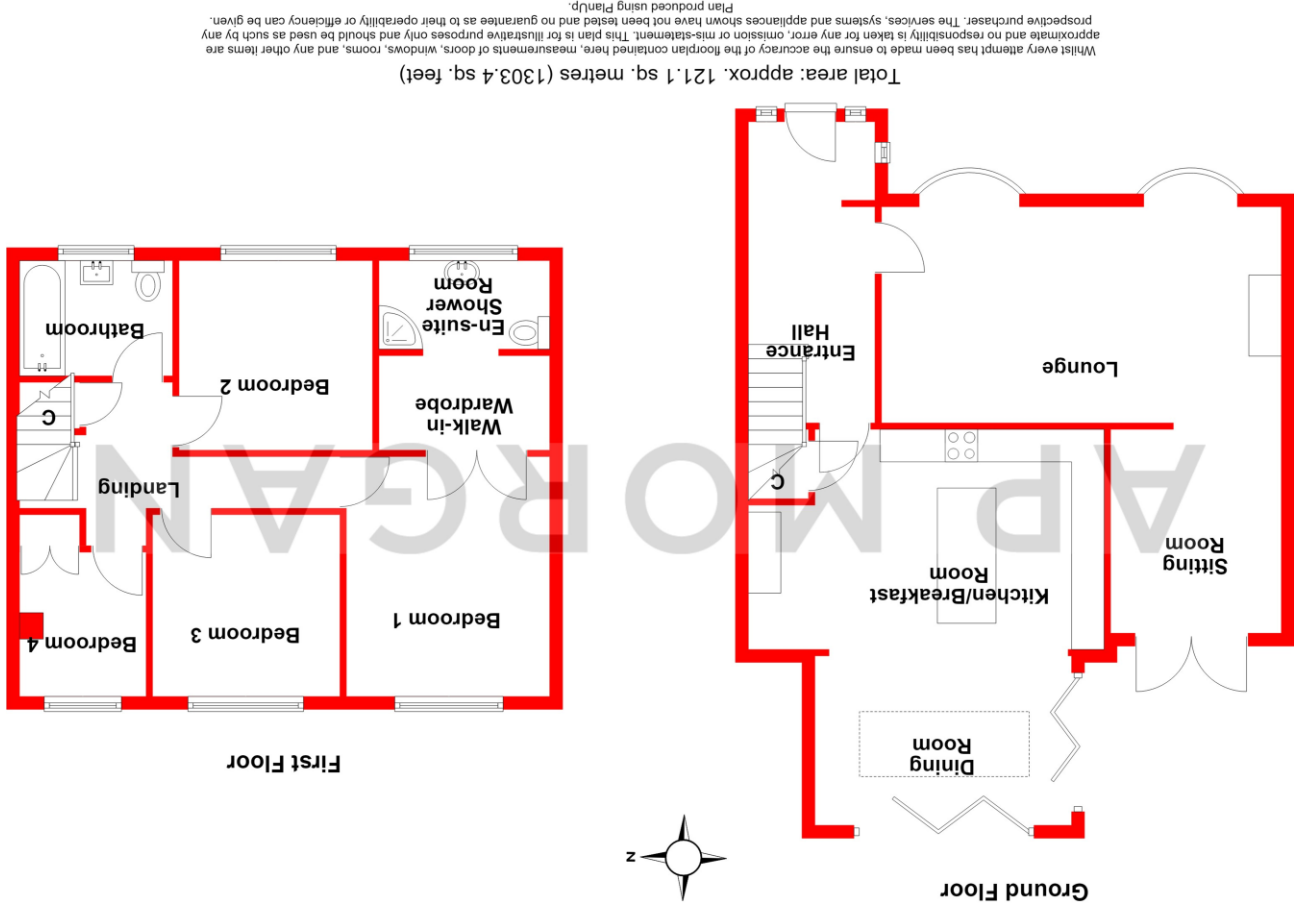
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

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Identity Checks

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Total area: approx. 121.1 sq. metres (1303.4 sq. feet)

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