

AP MORGAN



Perrott Gardens, Brierley Hill, West Midlands
Asking Price £185,000

Features:

- No onward chain
- Large double Bedrooms
- Beautifully presented
- Modern fitted Kitchen and Bathroom
- Large lounge
- Enclosed garden
- Located in quiet close
- Garage and parking for two cars
- EPC - C

Description:

No onward chain

This recently updated home offers a contemporary twist to a two-bedroom home. Nestled in a peaceful cul-de-sac, it boasts convenient proximity to both Stourbridge and Merry Hill. The property features a garage and ample parking space for two vehicles.

Step inside, and you'll be greeted by a stunning interior adorned with modern touches. The kitchen has been tastefully fitted and the spacious lounge boasts a striking gas fireplace as its centrepiece. Illuminated by natural light, this room opens up to a cosy patio and a low-maintenance rear garden through sliding doors. For added convenience, there is also a gate at the back providing access to an alleyway.

Upstairs, you'll find two generously sized double bedrooms. The master bedroom offers the luxury of fitted wardrobes. Completing the upstairs layout is a contemporary bathroom equipped with an over bath shower.

Outside the property, there is designated parking for one car, and additional parking can be found in front of the garage, which is situated in a nearby block.



Details:

Entrance Hall

Kitchen 9'6" x 5'11" (2.9m x 1.8m)

Lounge 14'8" x 12' (4.47m x 3.66m)

First Floor Landing

Master Bedroom 8'9" (2.67) x 9'11" (3.02) to front of wardrobe

Bedroom Two 8'5" x 11'11" (2.57m x 3.63m)

Bathroom 6'9" x 5'6" (2.06m x 1.68m)



EPC Rating: C

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?

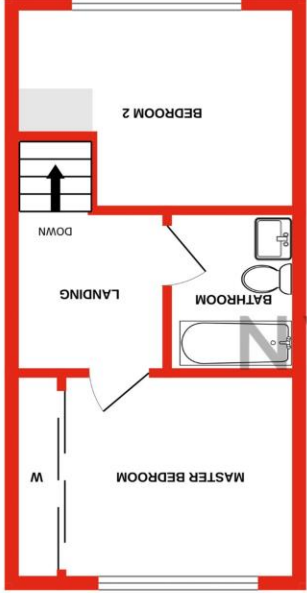
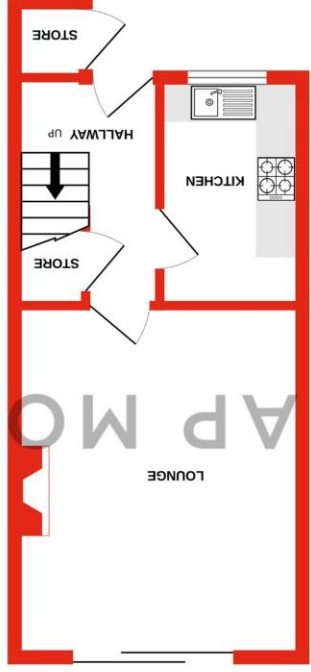
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Need a removal company and storage?

A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.



GROUND FLOOR
429 sq. ft. (39.9 sq.m.) approx.



1ST FLOOR
290 sq. ft. (26.8 sq.m.) approx.

TOTAL FLOOR AREA : 719 sq.ft. (66.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements 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.
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