

AP MORGAN



Tansey Green Road, Brierley Hill, West Midlands
Offers in excess of £190,000

Features:

- Three bedroom terrace
- Traditional 1930s property
- Lounge/Diner
- Kitchen
- Bathroom
- Large garden backing onto nature reserve
- Driveway
- EPC - D

Description:

Introducing this traditional 1930s three-bedroom terrace situated in a beautiful location, backing onto the local nature reserve.

Inside, the property boasts an elegant entrance hall leading to the lounge/diner featuring a distinctive gas fireplace and access to the rear garden through sliding doors. Additionally, there's a kitchen with its own access to the rear garden. Upstairs, there are three good-sized bedrooms, with two of them offering fitted wardrobes. Completing the upper level is a bathroom equipped with a shower over the bath.

Externally, the front of the property has a large driveway and side access to the rear. The rear garden is substantial and backs onto Barrow Hill Local Nature Reserve.

Conveniently located, this residence is 1.4 miles from Russells Hall Hospital, 2.4 miles from the popular Himley Hall and Park, 1 mile from The Pensnett Estate offering numerous local amenities, and 2.3 miles from Merry Hill shopping centre, which provides a variety of restaurants, shops, and entertainment options.



Details:

Entrance Hall

Lounge/Diner 22'8" x 11'5" (6.9m x 3.48m)

Kitchen 17'4" x 5'9" (5.28m x 1.75m)

First Floor Landing

Master Bedroom 11'2" x 9'11" (3.4m x 3.02m)

Bedroom Two 11'1" x 9'11" (3.38m x 3.02m)

Bathroom 7'8" x 5'9" (2.34m x 1.75m)



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.

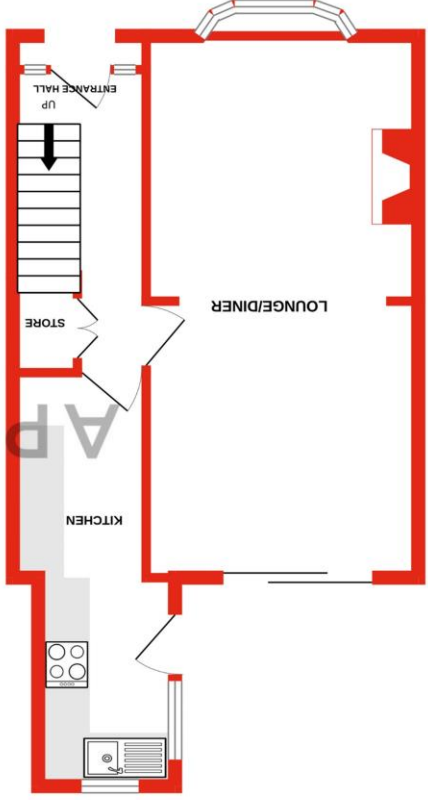
Need a solicitor?

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.

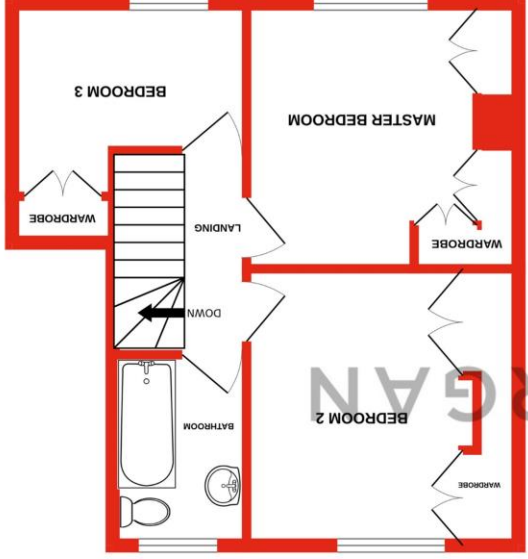
Need a removal company and storage?

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
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 858 sq.ft. (79.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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. Made with Metropix ©2023

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