

AP MORGAN



Patina Close, Quarry Bank, Brierley Hill
Offers in the region of £400,000

Features:

- Well-presented detached family home
- Four double bedrooms
- Spacious lounge
- Modern and open plan kitchen/diner
- Family bathroom, en-suite and downstairs WC
- Lovely private garden
- Car port and garage
- EPC- C

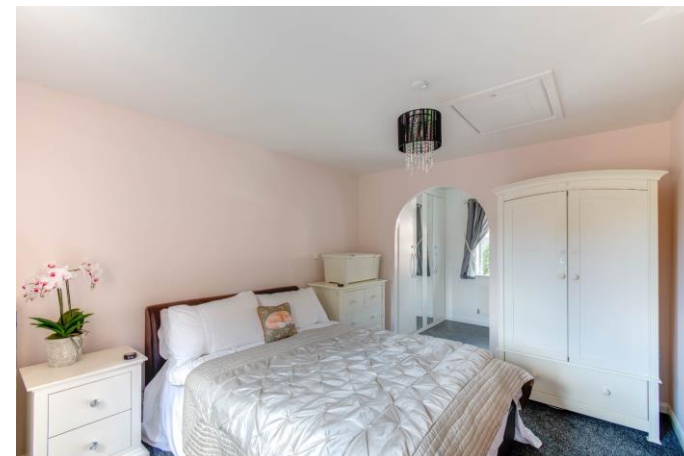
Description:

We are delighted to offer this beautifully updated four-bedroom detached family home, nestled in a serene cul-de-sac in Quarry Bank. Recently refurbished throughout, this property combines spacious living areas with modern finishes.

Upon entry, you are greeted by a bright entrance hall with convenient WC, leading to a generous lounge and a newly refurbished kitchen/diner. The kitchen boasts brand-new appliances, a large island/breakfast bar, and stylish LVT flooring. Double doors open from the kitchen to the private rear garden. The ground floor also includes a convenient W.C. and a large storage cupboard with plumbing for laundry appliances.

The first floor features four well-appointed bedrooms, each fitted with built-in wardrobes. The master bedroom includes a dressing area and an En-Suite. There are new carpets throughout the upper level and the entire space has been freshly painted. A contemporary family bathroom with bath and shower cubicle completes this level.

The property offers ample off-road parking, including a carport with an electric charging point and a detached garage with overhead storage. The beautiful and private rear garden features an array of flowers and plants which look wonderful in full bloom, an artificial grass for ease of maintenance and a metal side gate with fencing on all borders for additional privacy and security. The spacious patio area is perfect for outdoor entertaining and relaxation. Situated just off West Street in Quarry Bank, this home is conveniently close to local schools, shops, and public transport services. It's an ideal base for families and commuters, offering easy access to nearby commercial hubs and amenities.



Details:

Entrance Hall

WC 7' x 3' (2.13m x 0.91m)

Lounge 17'2" (5.23) x 10'11" (3.33) (into bay)

Kitchen/diner 19'4" x 14'1" (max) (5.9m x 4.3m (max))

Landing

Bedroom One 12'4" x 10'2" (3.76m x 3.1m)

Dressing Room 10'2" x 5'8" (3.1m x 1.73m)

En-suite 6'5" x 7'5" (max) (1.96m x 2.26m (max))

Bedroom Two 12'2" x 10'9" (3.7m x 3.28m)

Bedroom Three 11'3" x 9'3" (3.43m x 2.82m)

Bedroom Four 10'9" x 7'11" (3.28m x 2.41m)

Bathroom 8'5" x 6'1" (2.57m x 1.85m)

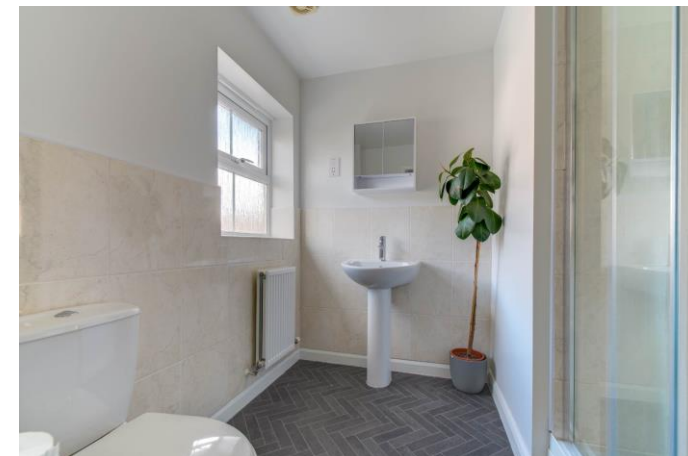
Garage 17' x 8'11" (5.18m x 2.72m)

EPC Rating: C

Council Tax Band: E (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?

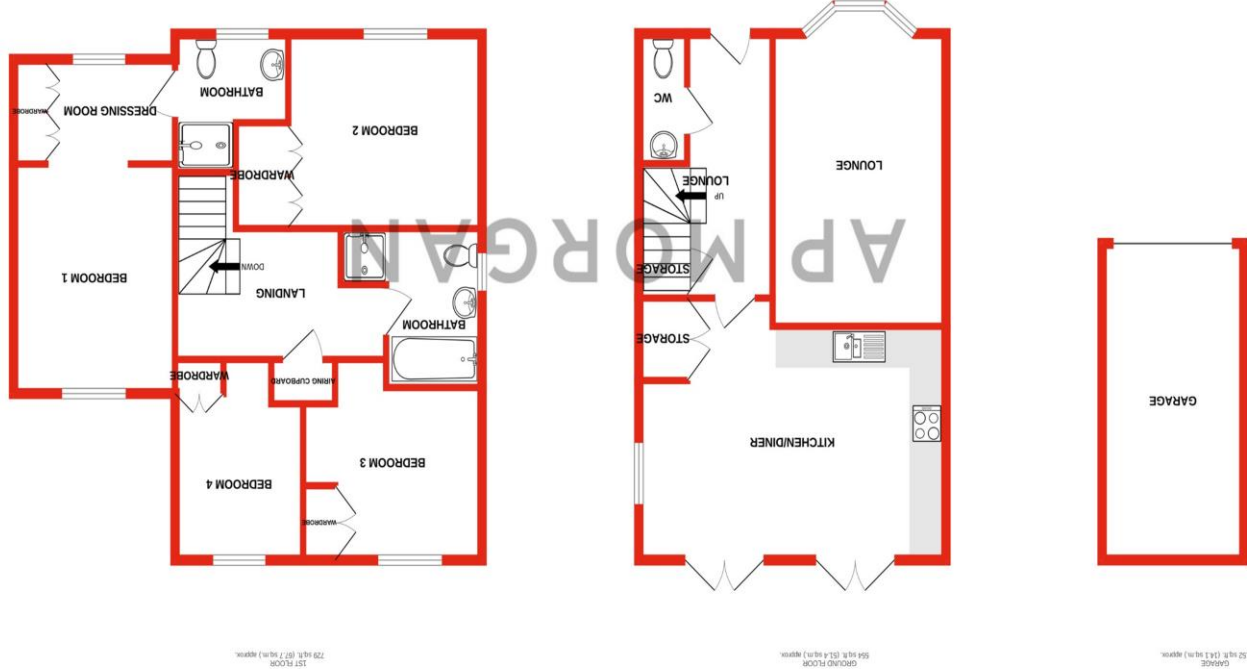
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



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