

AP MORGAN



Brythill Drive, Brierley Hill, West Midlands
Asking Price £380,000

Features:

- Detached house
- Situated on Lockside development
- Four bedrooms
- Spacious kitchen diner
- Driveway and tandem garage
- Two bathrooms and downstairs W/C
- Enclosed rear garden
- Close proximity to canals

Description:

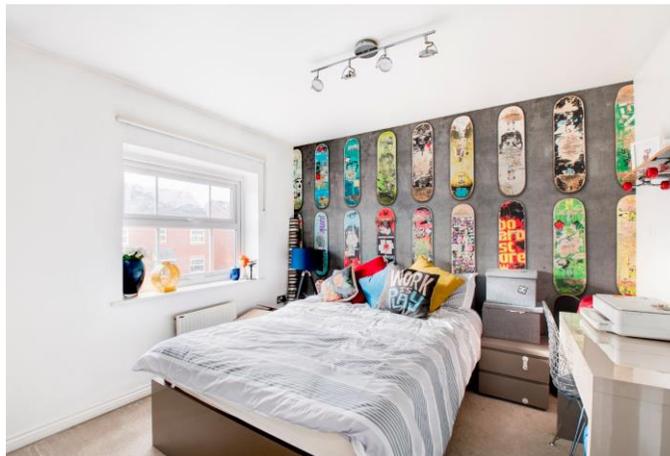
This charming four-bedroom detached house is located on Brythill Drive within the highly desirable Lockside Development in Brierley Hill. Nestled in a peaceful estate, it offers easy access to scenic canal walks and is just a short journey from Stourbridge town, providing convenient proximity to local schools, shops, and amenities.

The property is approached via an attractive frontage with manicured trees and plants enhancing the property's kerb appeal. The frontage is gravelled, and a paved pathway leads up to the front door.

Upon entering, you are welcomed into a bright hallway that sets an inviting tone. The ground floor offers a spacious lounge with double doors opening onto the rear garden, a study at the front of the property, and a kitchen diner fitted with cabinetry and ample space for a dining table and chairs, also with double doors leading to the garden. A utility room and a convenient downstairs W/C complete this level.

Upstairs, the property features four generously sized double bedrooms. Bedroom one benefits from an ensuite shower room and integrated storage, while the second bedroom also includes built-in storage. A modern family bathroom, equipped with a shower over the bath, completes the upper floor.

To the rear of the property, you'll find a private enclosed garden with a lush lawn, fenced borders, and a patio area that runs along the back of the house, perfect for outdoor entertaining or relaxation.



The property also benefits from a Tandem garage and driveway to the right hand side of the property for ease.

Details:

Hallway

Lounge 15'2" x 10'10" (4.62m x 3.3m)

Kitchen/Diner 22'5" x 9'3" (6.83m x 2.82m)

Study 7'2" x 7' (2.18m x 2.13m)

Utility Room 5'11" x 5'6" (1.8m x 1.68m)

W/C 5'11" x 2'8" (1.8m x 0.81m)

First Floor Landing

Bedroom 1 13'7" x 11'1" (4.14m x 3.38m)

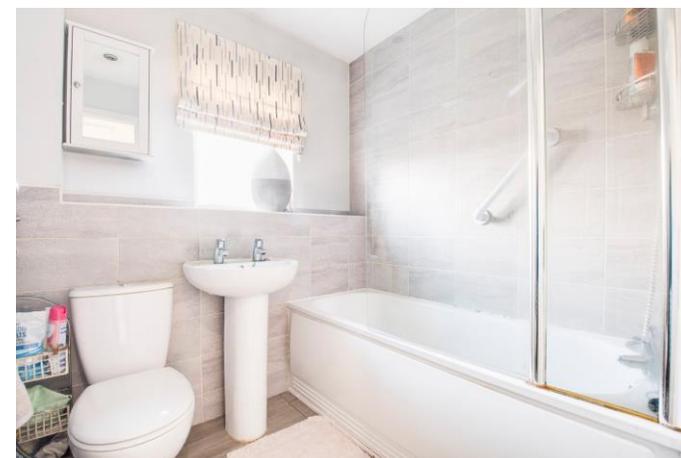
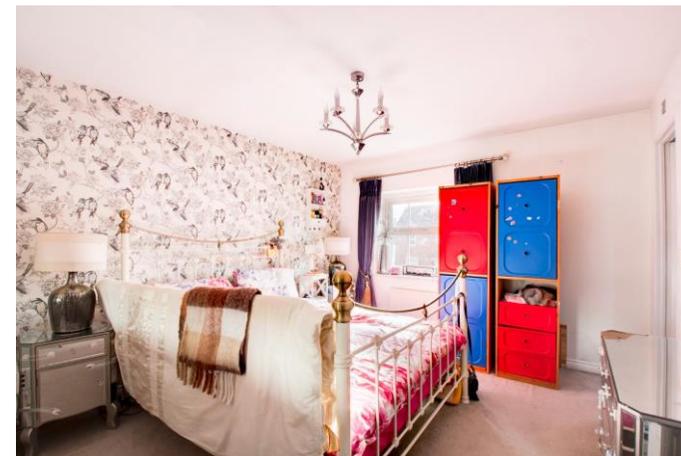
Bedroom 2 12' x 9'5" (3.66m x 2.87m)

Bedroom 3 10'5" x 9'6" (3.18m x 2.9m)

Bedroom 4 10'7" x 8'7" (3.23m x 2.62m)

Bathroom 6'8" x 5'5" (2.03m x 1.65m)

Ensuite to Bedroom 1 6'2" x 6' (1.88m x 1.83m)



EPC Rating: To be confirmed

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?

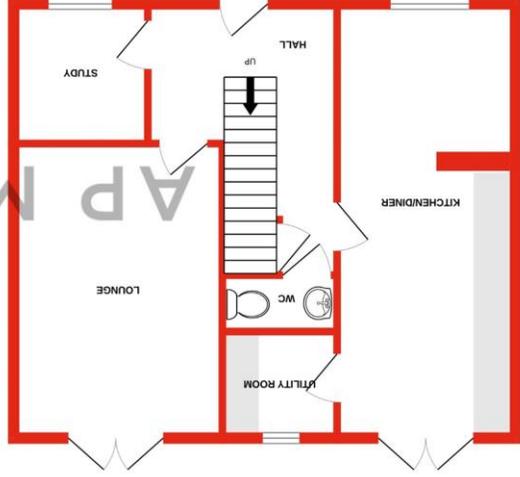
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

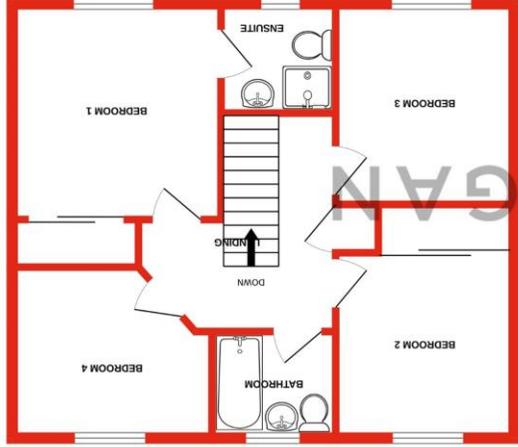
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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.



GROUND FLOOR (53.8 sq.m.) approx.



1ST FLOOR (54.2 sq.m.) approx.

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 approximately 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 efficacy can be given.

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