

**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:**

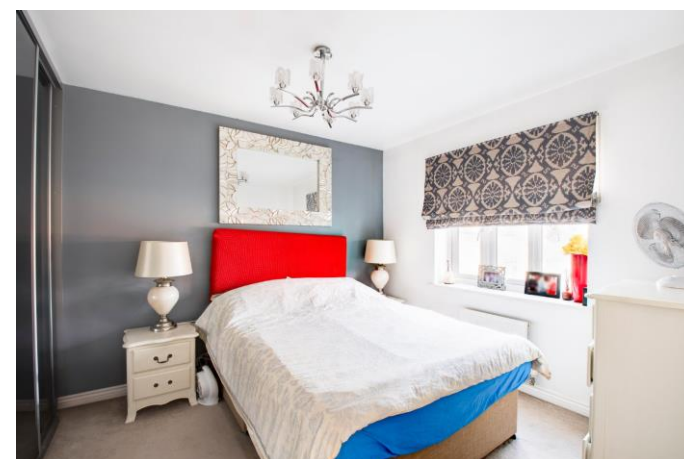
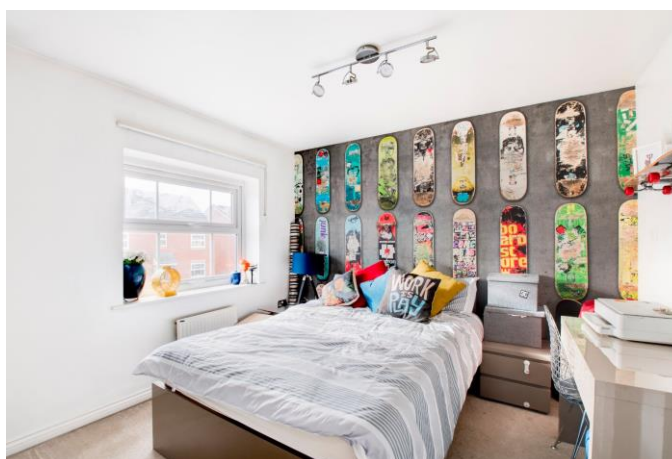
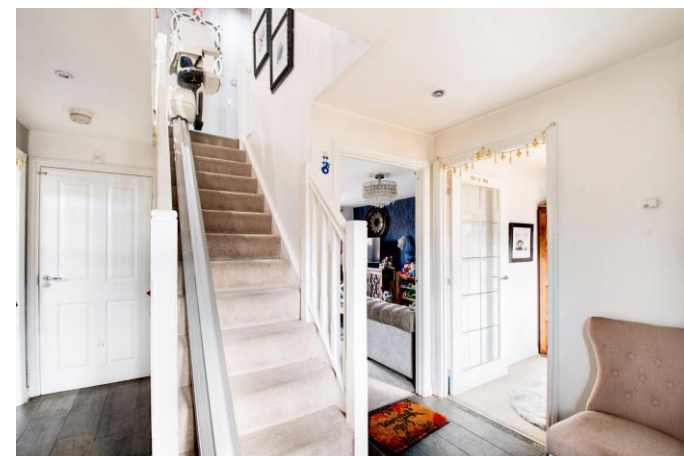
This charming four-bedroom detached house is located on Brythill Drive within the highly desirable Lockside Development in Brierley Hill. Nestled in a peaceful estate, it offers easy access to scenic canal walks and is just a short journey from Stourbridge town, providing convenient proximity to local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

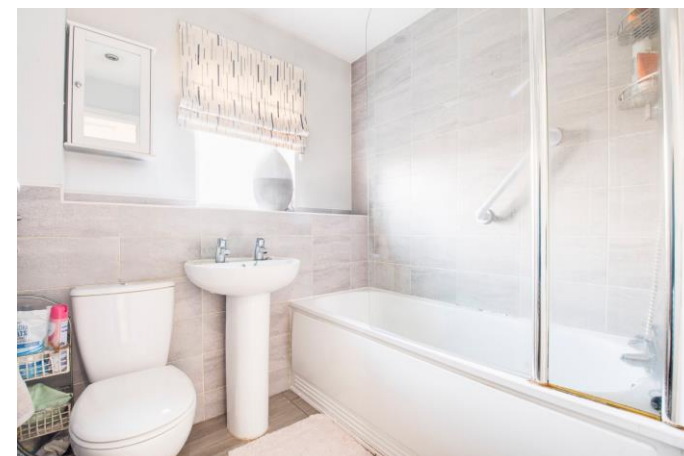
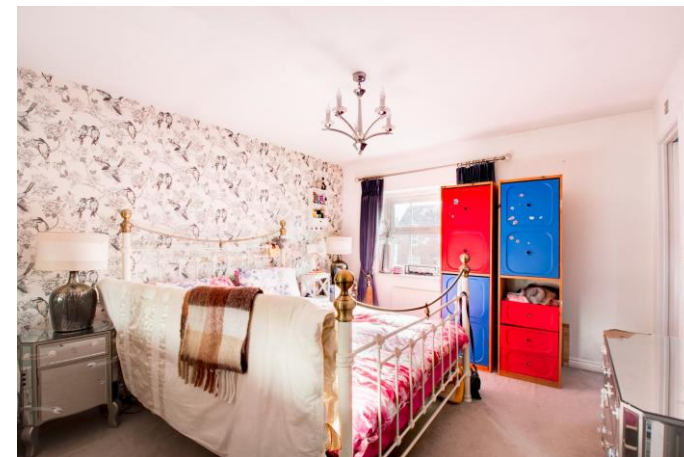
**Bedroom 2** 12' x 9'5" (3.66m x 2.87m)

**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 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](http://www.wissermortgageadvice.co.uk)

Property to sell?

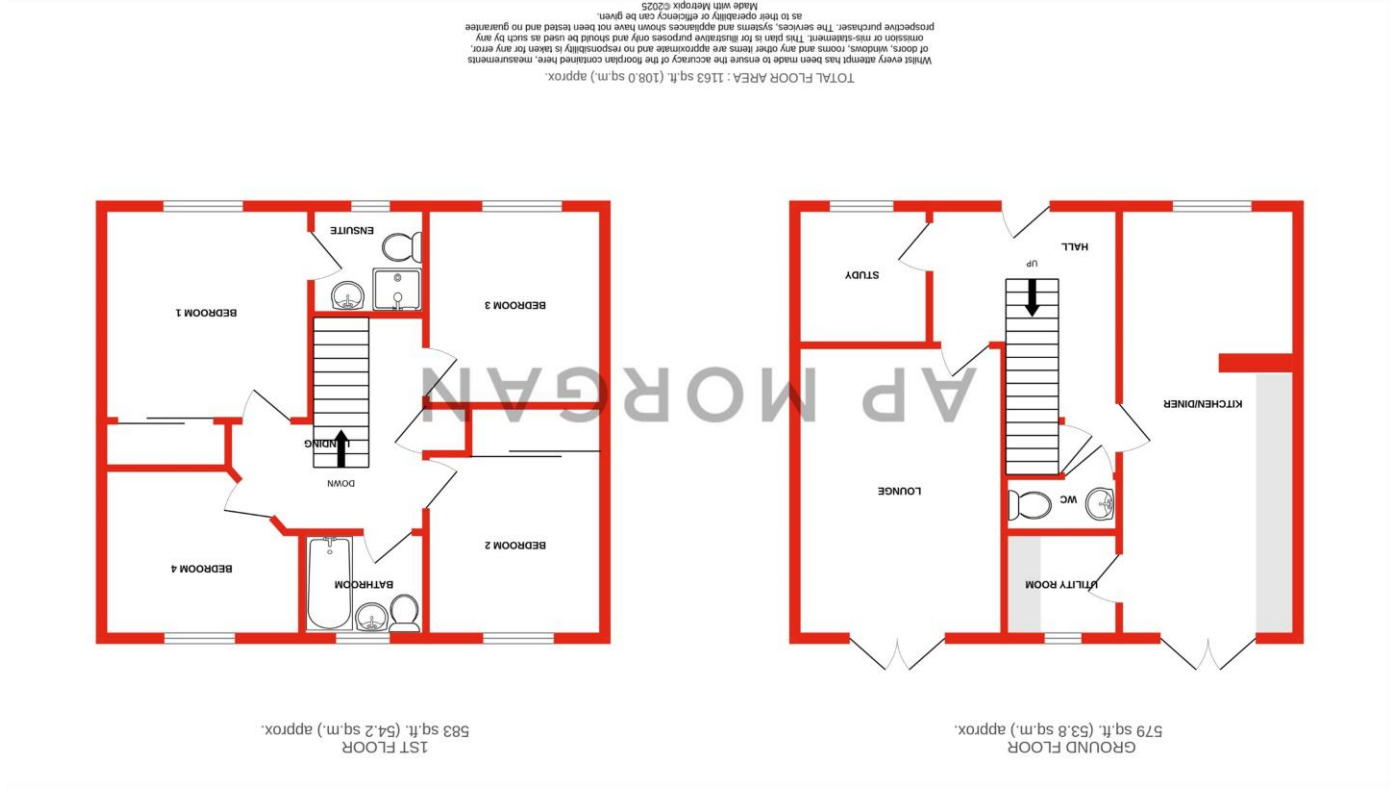
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

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](http://cuberemovals.co.uk), to arrange a survey.



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.