

AP MORGAN



Orchard Street, Brockmoor, West Midlands
Offers in the region of £180,000

Features:

- Semi-detached house
- Two double bedrooms
- Gated frontage and large driveway
- Well-maintained rear garden
- Fitted kitchen/diner
- Family bathroom

Description:

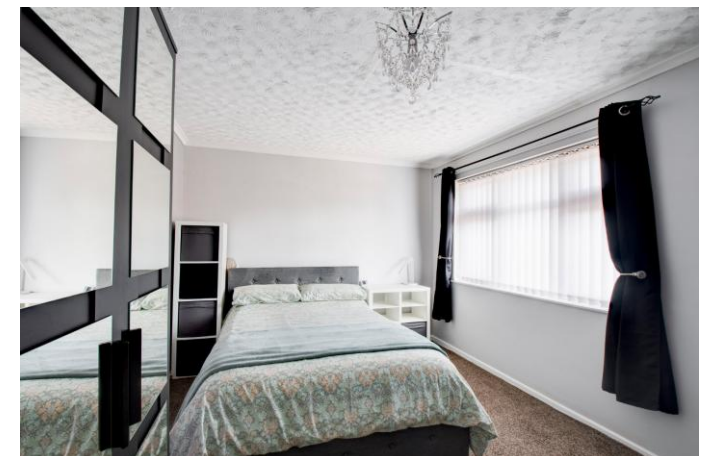
This well-presented two-bedroom semi-detached home occupies a desirable corner position on Orchard Street in Brockmoor. Ideally situated, the property offers easy access to local amenities, including the popular Merry Hill Centre.

The property is approached via a gated driveway bordered by a brick wall. The gates open onto a spacious block paved drive, offering ample parking for multiple vehicles and leading directly up to the front door.

Inside, the hallway welcomes you with stairs rising to the first floor and access to the lounge, which features a fireplace and a window overlooking the front. The kitchen diner is fitted with sleek cabinetry and offers space for a dining table and chairs. A door from the kitchen leads to the side entry, which in turn provides access to the utility room, a storage cupboard, and access to both the rear garden and front driveway.

Upstairs, there are two generously sized double bedrooms, and a family bathroom complete with a shower over the bath.

To the rear, the beautifully maintained garden includes a patio area bordering the house, with paved steps and a pathway leading up through a lush lawn. At the top of the garden, a gated patio area provides an ideal spot for outdoor dining, while the opposite side offers a perfect space for growing plants. Beautiful plants and trees decorate the rear garden.



Details:

Hallway

Lounge 9'7" x 11'7" (2.92m x 3.53m)

Kitchen/Diner 15'6" x 9'2" (4.72m x 2.8m)

Utility Room 6'1" x 6' (1.85m x 1.83m)

First floor landing

Bedroom One 15'6" x 9'4" (4.72m x 2.84m) Both Max

Bedroom Two 11'6" x 9'2" (3.5m x 2.8m)

Bathroom 6'11" x 6'5" (2.1m x 1.96m)



EPC Rating: D

Council Tax Band: A (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?

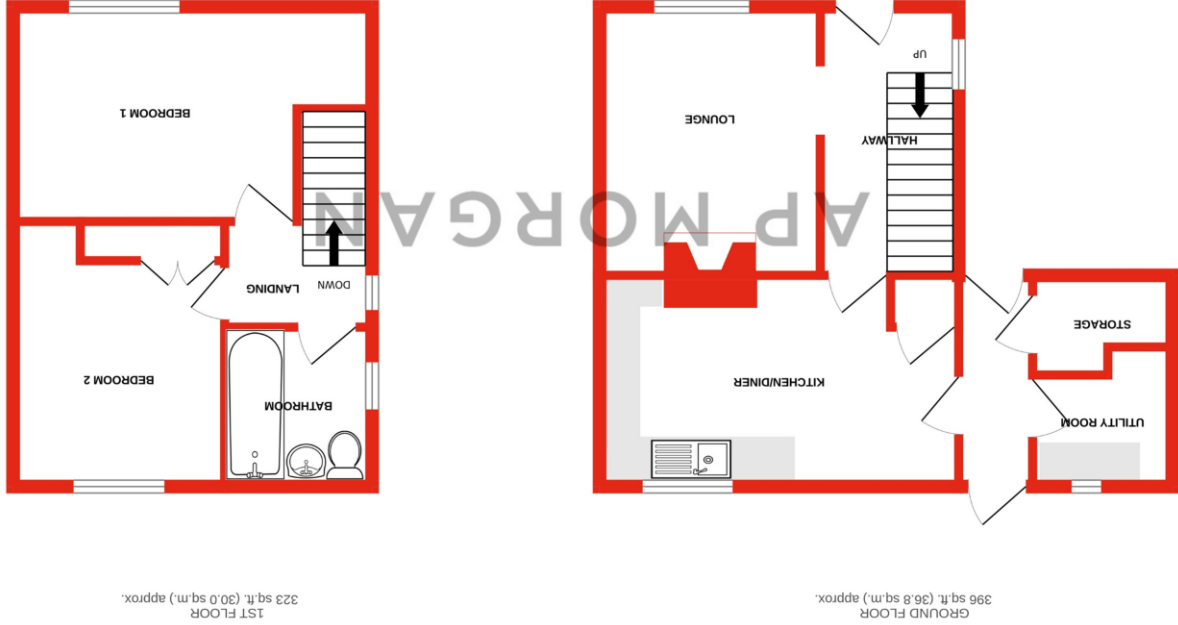
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

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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, cubere removals.co.uk, to arrange a survey.



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