

**AP MORGAN**



**Lockside Close, Brierley Hill, West Midlands**  
**Asking Price £280,000**



### Features:

- Immaculately presented, deceptively spacious detached bungalow
- 3 Double Bedrooms
- Master bedroom with stylish en-suite shower room
- Driveway and garage providing ample parking
- Modern well-equipped Kitchen
- Luxurious four-piece family bathroom
- Charming canal network within easy walking distance
- Wide range of local amenities conveniently close by

### Description:

This charming, detached bungalow enjoys a peaceful position on a private road in Brierley Hill, offering generous living space, attractive gardens, and picturesque views over the Dudley Canal. With three well-proportioned bedrooms, modern conveniences, and both front and rear outdoor areas to enjoy, it makes a wonderful home for those seeking comfort, privacy, and easy access to local amenities.

Set within a quiet cul-de-sac, the property combines seclusion with a surprisingly generous layout. A welcoming entrance hall leads into the bright and airy lounge, ideal for relaxation or entertaining. The fitted kitchen is equipped with a range of built-in appliances, while a separate utility room offers additional space and plumbing for a WC.

The bungalow features three comfortable bedrooms. The main bedroom benefits from its own en-suite shower room, while the third bedroom is currently used as a dining room but could easily serve as a spacious bedroom or home office. A modern family bathroom, complete with bath and separate shower, serves the remaining bedrooms. Bedroom 2 comes complete with wardrobe space for ample storage.

Outside, the home boasts a generous front garden that creates a welcoming approach. The rear garden provides a private retreat, featuring a patio area, mature planting, and scenic views over the Dudley Canal. A practical lean-to offers extra storage with the addition of 2 garden sheds. While a detached garage with power supply and overhead storage sits nearby, complemented by additional parking to the front.





Additional features include a gas central heating system with a recently fitted boiler (approximately three years old), full double glazing, and outside water and power points.

Conveniently located for local amenities, the property also provides easy access to Merry Hill Centre and Stourbridge, offering a wide range of shops, restaurants, and services.

**Details:**

**Entrance Hall**

**Utility Room**

**Kitchen** 4.17 x 2.46

**Bedroom 3** 3.49 x 2.46

**Lounge** 5.64 x 3.96 Max

**Hallway**

**Bathroom** 3.10 x 2.89 Max

**Bedroom 1** 2.89 x 3.79 Max

**En-Suite**

**Bedroom 2** 2.72 x 3.53

**Garage** 5.68 x 3.00

**EPC Rating:** To be confirmed

**Council Tax Band:** D (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](http://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.

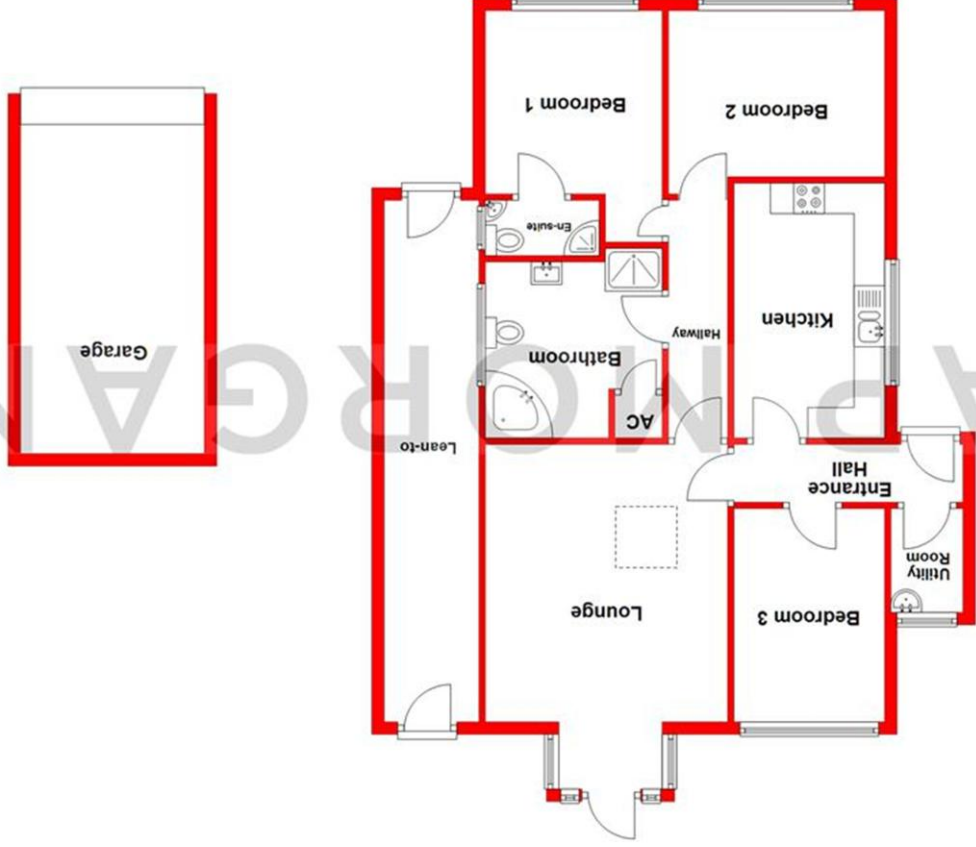
### Need a solicitor?

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.

### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

Ground Floor  
Approx. 112.4 sq. metres (1209.5 sq. feet)



Total area: approx. 112.4 sq. metres (1209.5 sq. feet)

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 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.

Plan produced using Planlpp.

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 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.