

AP MORGAN



High Street, Quarry Bank, Brierley Hill
Asking Price £120,000

Features:

- Mixed-use property with commercial unit and residential flat above
- Prominent High Street location
- Ground floor shop with roller shutter and large display window
- Separate side access to residential accommodation
- Spacious living and bedroom areas across first and second floors
- Fenced rear garden offering private outdoor space
- Excellent potential for rental income or business use
- Close to local shops, amenities and transport links

Description:

Spacious three-storey property comprising a ground floor commercial unit with roller shutter and large window frontage, plus a two-storey flat above with two kitchens, two bathrooms, and generous living space. Rear access via side alleyway and a private fenced garden. In need of modernisation, offering excellent potential for investors or owner-occupiers. Prime location on a busy high street with strong footfall and local amenities.

Approached via the bustling High Street in Quarry Bank, this mixed-use property presents a fantastic opportunity for investors or business owners seeking a commercial space with residential accommodation above. The frontage features a roller shutter and large display window, offering excellent visibility and security for the ground floor shop. A side alleyway provides access to the entrance hall, separating the residential and commercial elements of the building.

Step into a generously sized shop floor, ideal for retail, office, or service-based businesses. Toward the rear, a kitchen area serves as a staff break room or could be repurposed for additional workspace. A hallway leads to a bathroom with essential amenities, and a rear room currently used as a bedroom offers flexibility as an office, treatment room, or storage area.

The first floor opens into a spacious reception room, perfect as a living area or adaptable for further office use. A second kitchen on this level supports the residential setup, making it suitable for live-in owners or tenants.

Upstairs, the main bedroom provides a quiet retreat with ample space. A second bathroom on this floor adds convenience and completes the residential layout.



To the rear of the property is a fenced garden, offering private outdoor space for relaxation, storage, or potential development.

Situated on High Street Quarry Bank, the property enjoys a prominent position in a lively commercial area. The street is lined with independent shops, cafés, and essential amenities, attracting steady footfall and offering excellent exposure for businesses. Quarry Bank is well-connected to surrounding areas, making it a practical and appealing location for both commercial and residential purposes.

Details:

Shop Floor 7.50 x 3.78

Entrance Hall

Kitchen 3.21 x 3.37 Both Max

Bathroom

Bedroom 2.50 x 2.53

Landing

Kitchen 2.83 x 2.87 Both Max

Reception Room 4.43 x 3.78

Landing

Main Bedroom 3.54 x 3.40 Both Max

Bathroom 2.62 x 1.87

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 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

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.

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.

