

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:

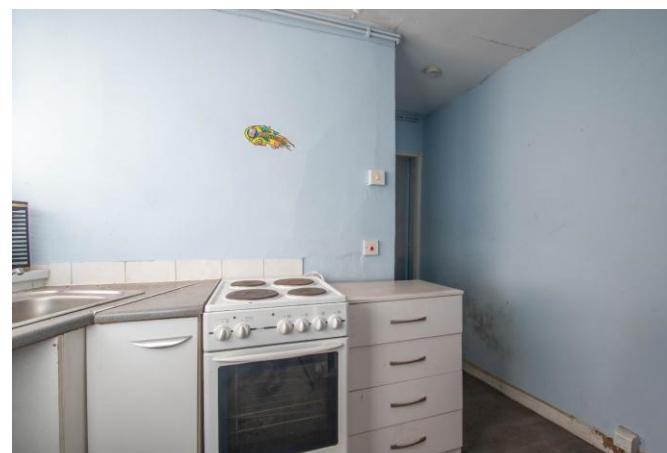
Spacious three-storey property comprising a ground floor commercial unit with roller shutter and large window frontage, plus a two-storey flat above with two kitchens, two bathrooms, and generous living space. Rear access via side alleyway and a private fenced garden. In need of modernisation, offering 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.

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Property to sell?

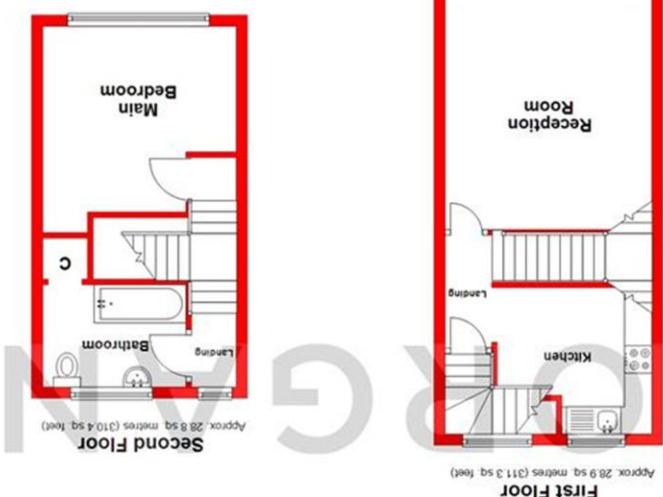
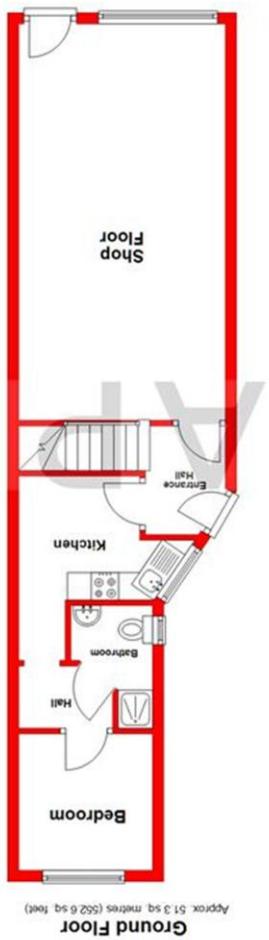
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