

AP MORGAN



Brythill Drive, Brierley Hill, West Midlands
Asking Price £340,000

Features:

- Modern four-bedroom semi-detached home
- Situated in a quiet Brythill Drive cul-de-sac near the local canal
- Spacious lounge and bright kitchen/diner
- Utility room and ground floor WC
- Main bedroom with en-suite shower room
- Private rear garden with patio, lawn, and side gate access
- Detached garage
- Close to schools, shops, and transport links

Description:

A beautifully presented four-bedroom semi-detached home in a peaceful cul-de-sac, close to the local canal. Offering modern, spacious living, a driveway for two cars with EV charging, detached garage, and a private rear garden, this property is perfect for families or professionals seeking comfort and convenience near local amenities and scenic walks.

Tucked away in a peaceful cul-de-sac close to the local canal, this attractive four-bedroom semi-detached home offers modern living, generous space, and a beautifully presented interior.

The property sits behind a neat front garden with low-maintenance shrubs and a welcoming pathway leading to a modern front door with canopy porch. To the side, there is a driveway providing off-road parking for two vehicles, complete with an EV charging port, and access to a detached external garage offering further parking or storage.

Step inside to a bright and spacious entrance hall that immediately sets a warm and welcoming tone. To the front of the property is a comfortable lounge, ideal for relaxing or entertaining. The hallway also provides access to a convenient ground-floor WC.

To the rear, you'll find a modern kitchen and dining area, a perfect family space with plenty of natural light and French doors opening out onto the garden. The kitchen benefits from ample storage and worktop space, while the adjoining utility room provides practicality and space for appliances.

The generous landing gives a real sense of space and connects to all four bedrooms. Bedroom One is a well-proportioned double room featuring its own en-suite shower room, offering privacy and convenience.

Bedrooms Two and Three are both good-sized doubles, while Bedroom Four provides flexibility as a bedroom, home office, or playroom depending on your needs.



The family bathroom is fitted with a modern suite, completing the first floor perfectly.

The rear garden is a private and well-maintained space, featuring a paved patio area ideal for outdoor dining, a neat lawn, and well-stocked borders for planting. A side gate provides easy access to the driveway and garage, adding both practicality and privacy.

Brythill Drive is a desirable and quiet residential cul-de-sac, ideally positioned near the picturesque canal walks and within easy reach of local schools, shops, and transport links. It's a sought-after area for families and professionals alike, combining modern living with a sense of community and convenience.

Details:

Entrance Hall

Lounge 4.34 x 3.62

Kitchen/Dining Room 3.35 x 5.70

Utility Room

WC

Landing

Bedroom 1 3.61 x 3.28

En-Suite

Bedroom 2 3.54 x 2.18

Bedroom 3 3.22 x 2.84 Max

Bedroom 4 2.22 x 2.35

Bathroom 1.99 x 1.70

External Garage

EPC Rating: C

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.



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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.

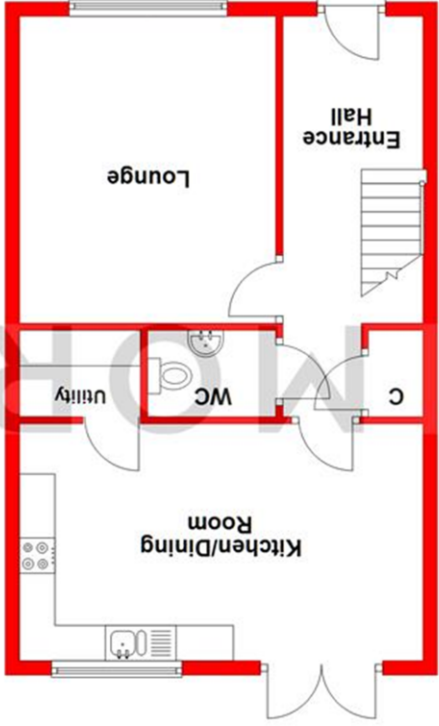
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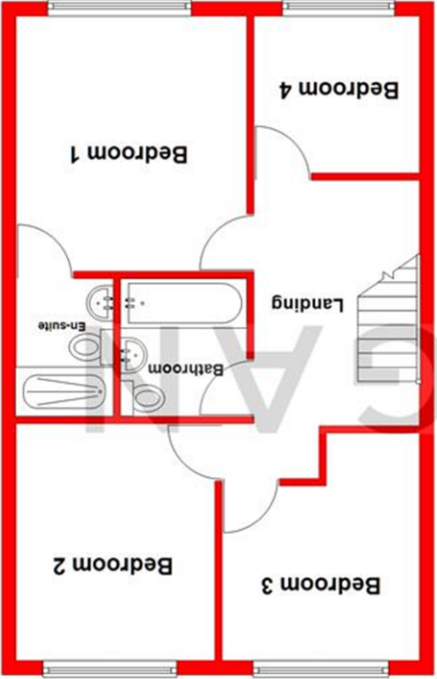
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Ground Floor
Approx. 51.9 sq. metres (558.9 sq. feet)



First Floor
Approx. 52.3 sq. metres (562.5 sq. feet)



Total area: approx. 123.7 sq. metres (1331.3 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 PlanUp.

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