

AP MORGAN



Woods Lane, Brierley Hill, West Midlands
Asking Price £200,000

Features:

- Semi-detached bungalow
- One spacious bedroom
- Well-fit kitchen
- Modern fitted bathroom
- Low maintenance rear garden
- Two-car driveway
- Attractive front garden
- Close to shops, amenities and schools

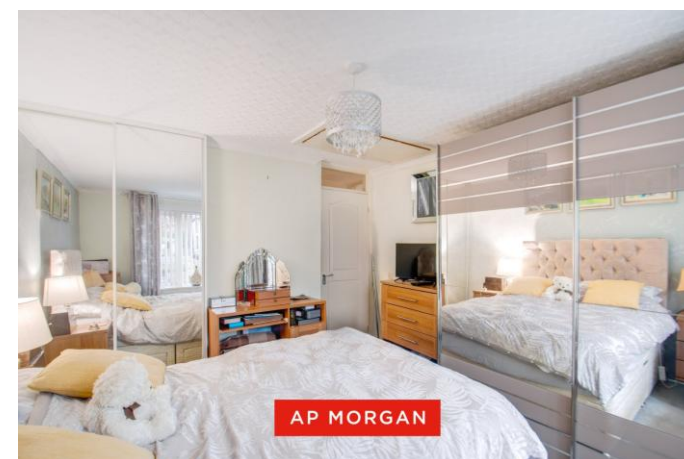
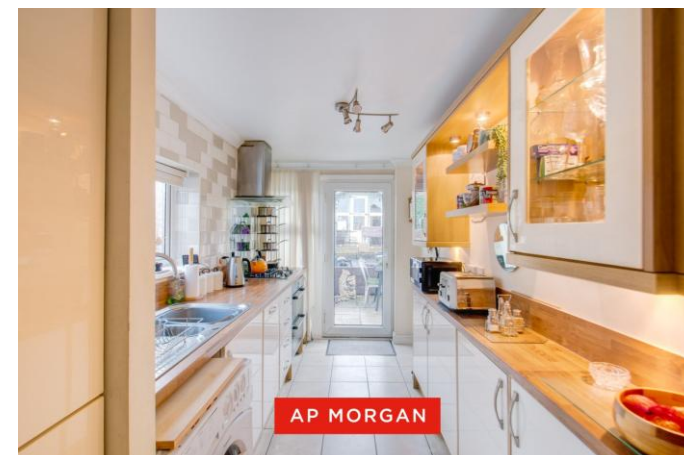
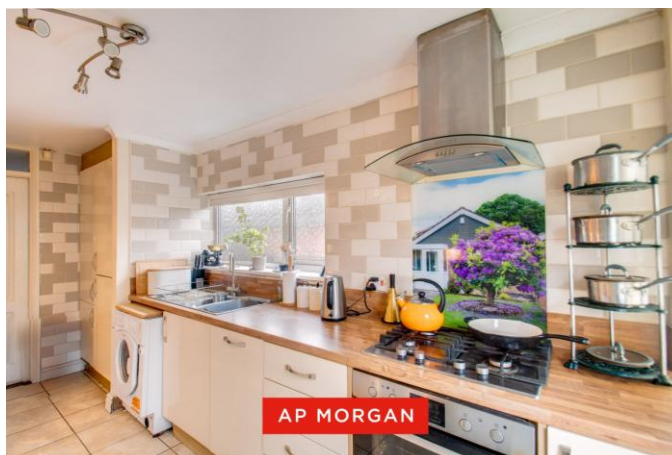
Description:

Introducing this well-presented bungalow in Brierley Hill, offering one spacious bedroom, a great lounge space, a well-fitted kitchen and bathroom, and a two-car driveway.

On arrival, the property presents a two-car driveway, bordered by a lawn and decorative stones with shrubbery around the frontage, and a path leading to the entrance, as well as a side gate allowing access to the rear garden.

On entry, the bungalow leads you into the porch, which flows seamlessly into the entrance hall, both providing an ideal space for coat and shoe storage. The lounge leads on from the entrance hall, offering a generous space for relaxation and dining, whilst featuring an electric fireplace and a large window allowing plenty of natural light to flow through. The lounge leads into a small hallway comprising a storage cupboard, and to the left is the kitchen, which is well-fitted with ample storage cupboards and worktop space, an integrated oven with four-burner gas hob, integrated fridge freezer, and space for utility appliances. There is also a door in the kitchen allowing access to the rear garden.

The bathroom is accessed via a door in the kitchen and is well-equipped with a toilet, wash basin with vanity and under-sink storage cupboards, and a shower cubicle. The bedroom, leading off the small hallway, is a generous size with space for comfort as well as room for storage units, and benefits from a built-in mirrored sliding-door wardrobe.



The rear garden provides a paved area at the bottom, perfect for outdoor furniture and dining, as well as a shed ideal for garden storage. The garden then rises by a few steps to another patio with a second garden shed, whilst the garden is bordered by trees, shrubbery, and fencing.

Situated in Brierley Hill, this bungalow is ideally located, finding itself in close proximity to well-regarded schools, with easy access to Stourbridge town centre and the Merry Hill shopping centre with its array of amenities, via excellent road and public transport links.

Details:

Porch

Entrance Hall

Lounge 17'2" x 11'3" (5.23m x 3.43m)

Kitchen 14'10" x 6'6" (4.52m x 1.98m)

Bedroom 11'5" x 10'5" (3.48m x 3.18m)

Bathroom 10'7" x 5'6" (3.23m x 1.68m)



EPC Rating: C

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.

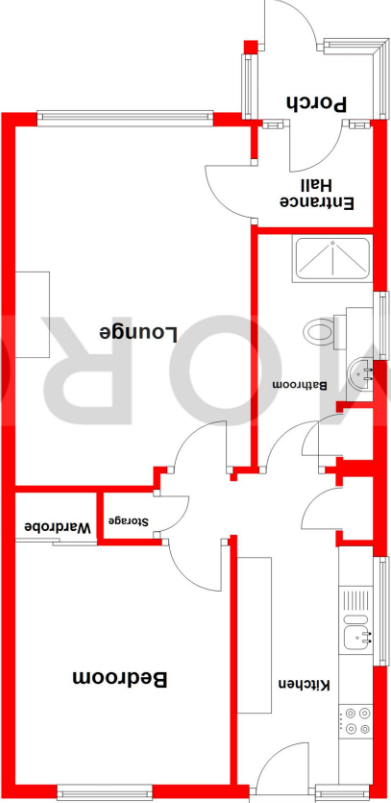
Need a solicitor?

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



Total area: approx. 51.6 sq. metres (55.5 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 Planlup.

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