

**AP MORGAN**



**Sandringham Way, Brierley Hill, West Midlands**  
Offers in excess of £290,000

**Features:**

- Three bedroom detached
- Sought after location
- Lounge/Diner
- Kitchen
- Utility Room
- Garage
- Bathroom
- EPC - TBC

**Description:**

Introducing this charming three-bedroom detached home located in the highly sought-after area of Brierley Hill, renowned for its excellent schools.

Upon entering, you'll find a spacious entrance hall with a convenient WC. The kitchen, with oven included, provides access to the rear porch, and the utility room offers a pathway to the rear garden, as well as access to the sizeable garage. The highlight of the main living space is the generously sized lounge/diner, featuring an attractive gas fireplace with a solid marble surround.

Moving upstairs, you'll discover three inviting bedrooms, including two well-proportioned doubles, the master featuring fitted wardrobes with mirrored doors. The bathroom features a double shower cubicle for added convenience.

Outside, the property boasts a front lawn and driveway with ample parking space for multiple vehicles, leading to the garage with an up-and-over door and side access via a side gate to the rear. To the rear, there's a generously sized garden.

Located within a popular estate in Brierley Hill, this home is conveniently close to numerous local amenities and the Merry Hill shopping centre.



**Details:**

**Entrance Hall**

**Lounge/Diner** 23'8" x 10'10" max (7.21m x 3.3m max)

**Kitchen** 10' x 8'10" (3.05m x 2.7m)

**Utility Room** 8'5" x 7'6" (2.57m x 2.29m)

**Rear Porch** 3'2" x 6'3" (0.97m x 1.9m)

**Garage** 19' x 7'10" (5.8m x 2.4m)

**First Floor Landing**

**Master Bedroom** 12'1" x 10'6" (3.68m x 3.2m)

**Bedroom Two** 9'5" x 10'2" (2.87m x 3.1m)

**Bedroom Three** 6'7" x 8'10" (2m x 2.7m)

**Bathroom** 5'5" x 6'3" (1.65m x 1.9m)



**EPC Rating:** To be confirmed

**Council Tax Band:** C (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.

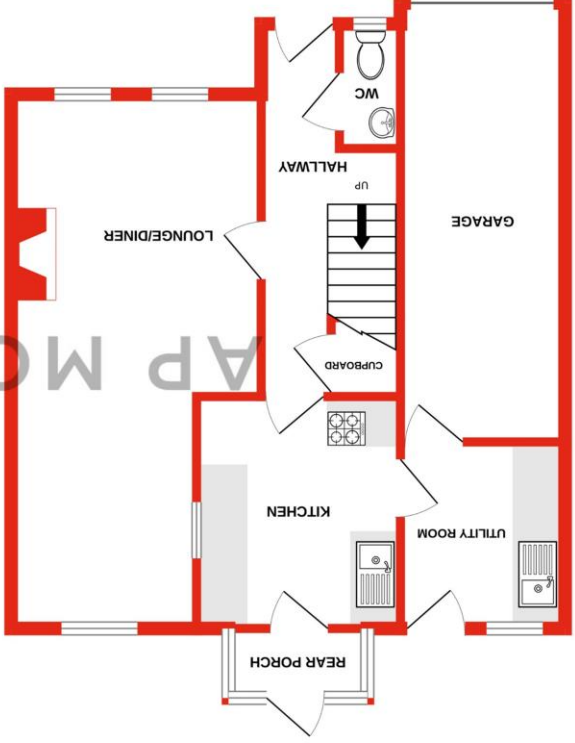
### Need a solicitor?

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.

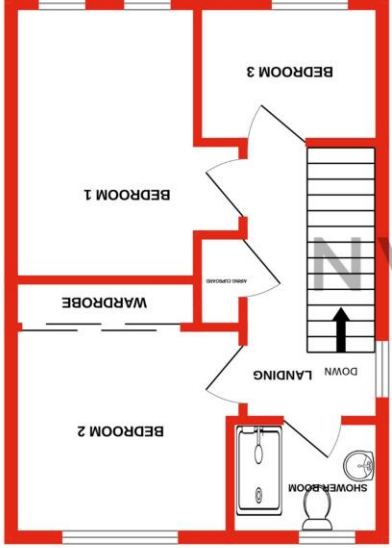
### Need a removal company and storage?

A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.

GROUND FLOOR  
610 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 980 sq.ft. (91.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the diagram contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error 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 operation or fitness can be given.

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