

LexAllan

local knowledge **exceptional service**

14 Birch Coppice, Brierley Hill, West Midlands, DY5 1AP

** PRIME BUNGALOW OFFERING PEACEFUL ACCOMMODATION **

This charming two bedroom detached bungalow nestled on Birch Coppice a short drive away from the popular Merry Hill Shopping Centre. This is truly ideal for those looking to a neat and tidy bungalow that offers spacious accommodation throughout. Accommodation comprises of a generous lounge, kitchen, two good size bedrooms and a wet room. Outside is a private and peaceful garden with a neat and tidy lawn and patio area. Not only this but you also benefit from off road parking and detached garage! Call today to arrange your viewing!







Approach
Block paved driveway to side providing off road parking for two cars, access to the detached garage.

Entrance Hall
Spacious hall with central heating radiator, doors radiating off allowing access to all accommodation.

Lounge
15'5" x 11'2" (4.70 x 3.40)
Gas fire place, patio door to the rear along with access to the kitchen, central heating radiator.

Kitchen
Variety of wall and base units, integrated fridge, plumbing for washing machine and dishwasher, electric oven, stainless steel sink and drainer, double glazed window to front, access to the rear.

Bedroom 1
10'9" x 8'6" (3.28 x 2.59)
Double glazed window to front, central heating radiator.

Bedroom 2
9'9" x 8'3" (2.97 x 2.51)
Double glazed window to rear, central heating radiator.

Wet Room
Electric shower, wash hand basin, W.C, double glazed window to rear.

Rear Garden
An easy to maintain rear garden offering a neat and tidy lawn area along with a slabbed patio area. Also offers side access to to front with access to the detached garage as well.

Garage
16'1" x 7'11" (4.90 x 2.41)
Roller shutter door to front, lighting and power sockets throughout.

The Location

Birch Coppice lies conveniently close to Quarry Bank itself which offers a comprehensive range of shops and other services. Public transport services run from Coppice Lane or High Street and Quarry Bank also plays host to an excellent medical centre, primary school, butchers and eateries. It provides the ideal base for those working in nearby commercial centres with the Merry Hill shopping centre and waterfront business parks within five minutes drive and the midland motorway network can be accessed from Halesowen together with railway services from Cradley Heath or Lye.

Agents Note

Some photos used are when the property was sold previously.

Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Band

The Council Tax Band is B

Money Laundering Regulations.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Referral Fees.

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.







GROUND FLOOR



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.
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VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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