62a Coppice Lane, Brierley Hill, DY5 1DA

BERRIMAN EATON

62a Coppice Lane, Brierley Hill, DY5 1DA

This is a Fabulously refurbished 4 bed detached family home with generous corner plot, offering potential for extending (stpp) with extensive parking area. Quarry Bank is a thriving area. It has good schools, easy access to local amenities and is around five miles from junctions 3 and 4 of the M5 and M6. There is a large park with a play area and cafe and The Merry Hill shopping centre is less than a 5 minute walk away offering a vast array of excellent shops, restaurants and a cinema.

LOCATION

Coppice Lane is very well placed for local amenities including schooling, regular public transport services and an excellent selection of shops within the Merry Hill centre, which is within walking distance.

Quarry Bank is a thriving area. It has good schools, easy access to local amenities and is around five miles from junctions 3 and 4 of the M5 and M6. There is a large park with a play area and cafe and The Merry Hill shopping centre is less than a 5 minute walk away offering a vast array of excellent shops, restaurants and a cinema.

Cradley Heath station is a mile away offering a direct 20 minute journey to Birmingham and a 90 minute journey to London. Situated around 3 miles west of Quarry Bank is the market town of Stourbridge, which has seen major regeneration in recent years. It has regular Farmer's and craft markets, and offers plenty of choice of good schools and shops.

DESCRIPTION

A "ready to move into 4 bed detached family home which has undergone an extensive programme of refurbishment during recent months.

ACCOMMODATION

The property is set back behind double gates which open to a large parking area , ideal for a caravan/boat or commercial vehicles. There is a lawn to the side and further gravelled drive with raised deck area to the front.

The entrance door opens to a reception hall with tiled flooring and doors to both the sitting room and kitchen.

The double aspect sitting room has laminate flooring, a contemporary vertical radiator and bi-fold doors opening to the balcony.

Kitchen/Dining Room A lovely light double aspect room fitted with a range of contemporary high gloss white cabinets with integral dishwasher, washer/dryer , oven and hob. Attractive metro tiling to splashbacks and a generous breakfast bar with overhang , ideal for more casual dining, clearly defines the cooking and eating areas. There is space for a table and chairs or more relaxed seating overlooking the garden.

Upstairs there are three good sized bedrooms and a contemporary bathroom with roll top bath and double shower . the master bedroom features a juliet balcony.

The refurbishment carried out during recent months includes
New Kitchen with all new appliances
New flooring throughout
New windows and doors
New radiators
Recently rendered
New lawn to garden
Newly decorated throughout
New Bathroom
New balustrades
New bi fold doors

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND D – Dudley
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Worcester Office.
The property is FREEHOLD.
Broadband – Ofcom checker shows Standard, Superfast and Ultrafast are available
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: https://www.ofcom.org.uk/mobile-coverage-checker
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.
The long term flood defences website shows very low risk.

Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

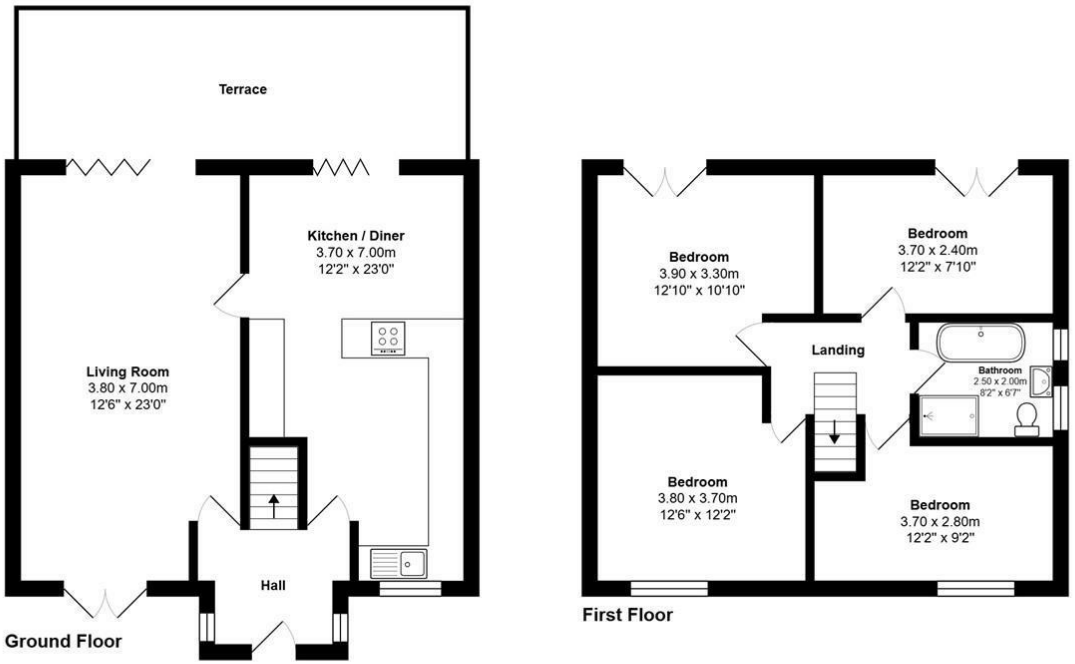
www.berrimaneaton.co.uk

Offers In The Region Of
£350,000

EPC: D

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

62a, Coppice Lane, Quarry Bank, DY5 1DA



Total Approx Area: 110.0 m² ... 1184 ft² (excluding terrace)

All measurements of doors, windows, rooms are approximate and for display purposes only.
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 the operability or efficiency can be given.