



Connells

Birch Coppice
Quarry Bank Brierley Hill

Birch Coppice Quarry Bank Brierley Hill DY5 1AP

for sale offers in the region of
£230,000



Property Description

A TRADITIONAL DETACHED PROPERTY WITH TONNES OF POTENTIAL TO MAKE A STUNNING FAMILY HOME. MUST BE VIEWED TO APPRECIATE WHAT'S ON OFFER. ONLY TWO BEDROOM BUT BUILT TO THE FOOTPRINT OF A THREE BEDROOM DETACHED SO EASY TO ADD A BEDROOM. SPACIOUS THROUGHOUT OFFERING VERSATILE ACCOMMODATION. LARGE PLOT WITH FRONT & SIDE DRIVEWAY. BASEMENT GARAGE WITH ROOMS OFF OFFERING VARIOUS OPTIONS OF CONVERSION TO BEDROOMS, ANNEX ETC.

To The Front

Tarmac driveway to the front of the property providing off road parking and side access/parking leading to the rear garden.

Entrance Porch

Double glazed entrance porch to the front elevation leading to the hallway and to the side you can access kitchen and shower room.

Entrance Hallway

Double glazed window to the side elevation and radiator. Stairs off to first floor landing.

Lounge/Diner

Double glazed bay window to the front elevation and double glazed window to rear elevation. Radiator

Kitchen

Double glazed window to the rear elevation, wall and base units, worktops with stainless steel sink and heating boiler. Gas hob and electric oven. Door to side hallway leading to shower room. Stairs down to the basement area.

Shower Room

Double glazed window to the side elevation, shower area, wash hand basin and low flush wc. Radiator. Tiled walls.

Landing

Double glazed window to the side elevation and radiator

Bedroom One

Double glazed window to the front elevation and radiator

Bedroom Two

Double glazed window to the rear elevation and radiator

Bathroom

Double glazed window to rear elevation, paneled bath, wash hand basin and low flush wc.

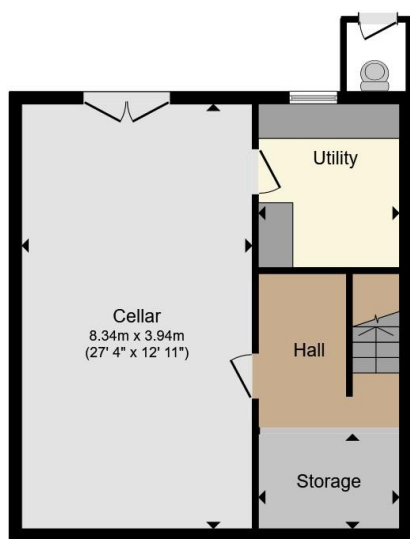
Rear Garden

Fully enclosed rear garden. Paved patio to the rear elevation leading to the lawn with planted borders. Door to an outside wc by the side of the utility room.

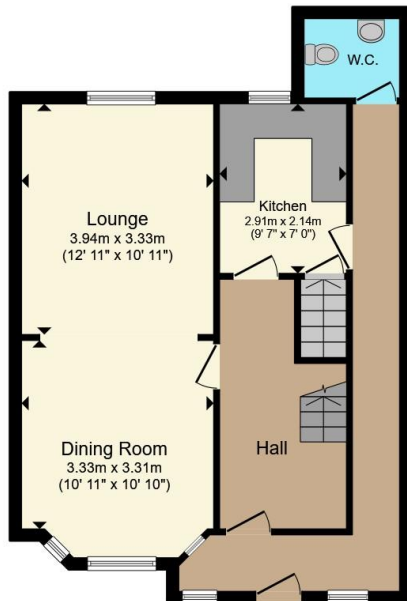
Basement Garage

Double garage doors to front elevation, door to storage rear with stairs up to kitchen, Door to utility area.

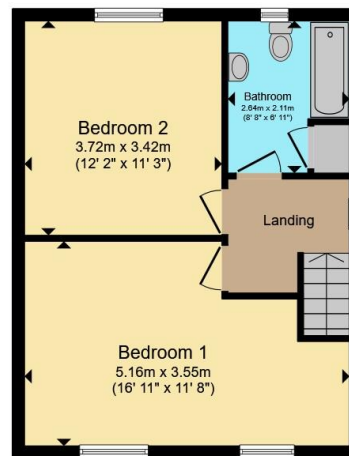




Lower Ground Floor



Ground Floor



First Floor

Total floor area 145.6 m² (1,568 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

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11B St. Johns Road
STOURBRIDGE DY8 1EJ

EPC Rating: D Council Tax
Band: D

view this property online connells.co.uk/Property/SBR313287

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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