



**Connells**

Birch Coppice  
Quarry Bank Brierley Hill



### 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.

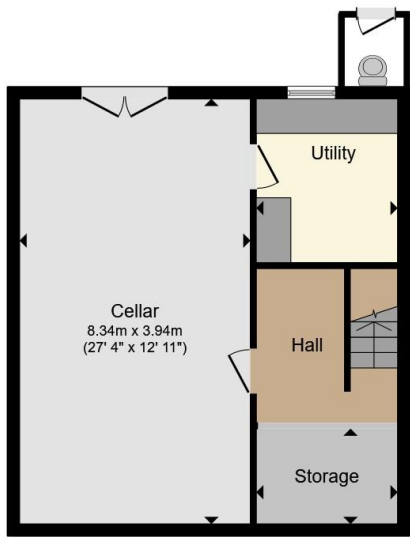
### Rear Garden

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.

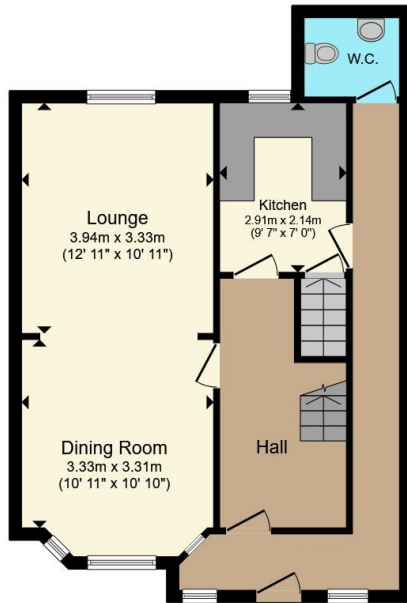
### Basement Garage

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

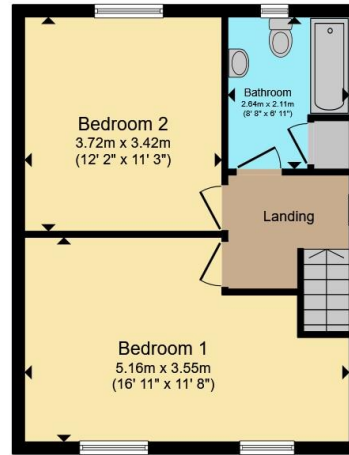




**Lower Ground Floor**



**Ground Floor**



**First Floor**



Total floor area 145.6 m<sup>2</sup> (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](http://www.propertybox.io)



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EPC Rating: D Council Tax  
Band: D

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Tenure: Freehold



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