



Connells

Coppice Rise
Quarry Bank Brierley Hill



Property Description

TUCKED UP THE CORNER OF A CUL-DE-SAC IN QUARRY BANK OFF COPPICE LANE. IN NEED OF A LITTLE MODERNISATION BUT WITH DOUBLE GLAZING & GAS CENTRAL HEATING SYSTEM ALREADY. POTENTIAL TO MAKE A STUNNING FAMILY HOME.

To The Front

Driveway for several vehicles. Access to both sides of the property.

Entrance Hallway

Double glazed entrance door to the front elevation, radiator, stairs to first floor landing and doors to;

Study

11' 2" x 8' 10" (3.40m x 2.69m)
Double glazed windows to the front and side elevation and radiator.

Lounge

20' x 8' 10" (6.10m x 2.69m)
Double glazed window to the front elevation, french doors to the rear elevation, feature fireplace and radiator.

Kitchen

12' x 7' (3.66m x 2.13m)
Double glazed window to the rear elevation, a range of wall and base units with worktops and stainless steel sink/drainer and wall mounted combination boiler.

Utility Room

5' 4" x 4' 11" (1.63m x 1.50m)
Double glazed window to the rear elevation.

Landing

Doors to bedrooms and bathroom, airing cupboard.

Bedroom One

11' 8" x 11' 5" (3.56m x 3.48m)
Double glazed window to the front elevation, fitted wardrobes and radiator. Door to ensuite.

En Suite

7' 11" x 6' 9" (2.41m x 2.06m)
Double glazed window to the front elevation and suite comprising; shower cubicle, wash hand basin, wc and radiator.

Bedroom Two

9' 7" x 8' 4" (2.92m x 2.54m)
Double glazed window to the front elevation and radiator.

Bedroom Three

10' 3" x 8' 1" (3.12m x 2.46m)
Double glazed window to the rear elevation and radiator.

Bedroom Four

8' 2" x 8' 1" (2.49m x 2.46m)
Double glazed window to the rear elevation and radiator

Family Bathroom

9' 4" x 5' 2" (2.84m x 1.57m)
Double glazed window to the rear elevation and suite comprising; corner bath, wash hand basin, wc and radiator.

Detached Annexe

Previous double garage now with bricked frontage and double glazed windows.

Rear Garden

Paved patio area and steps to the rear lawn.

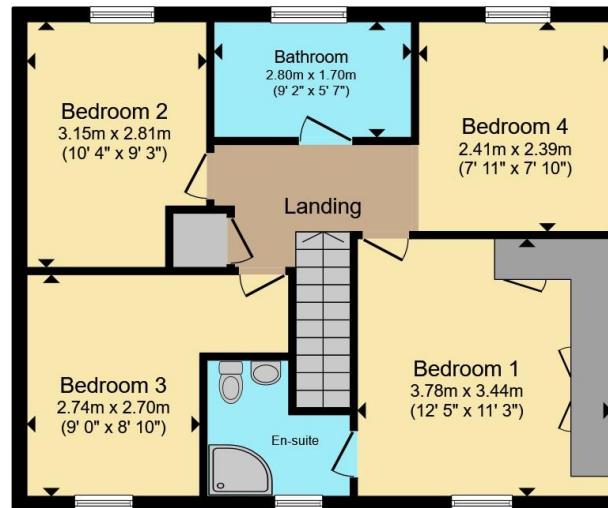
Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.





Ground Floor



First Floor

Total floor area 116.5 m² (1,254 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

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EPC Rating: C Council Tax
 Band: E

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Tenure: Freehold



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