



**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.

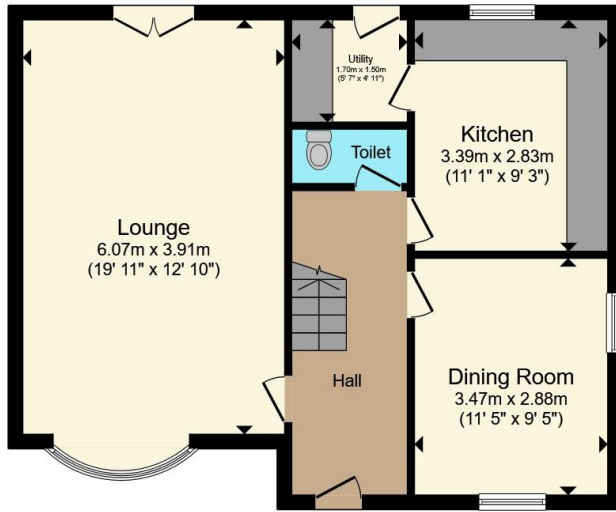
### Detached Annexe

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

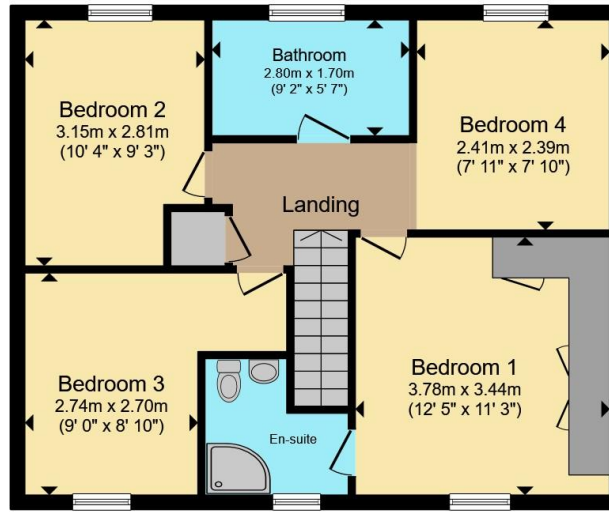
### Rear Garden

Paved patio area and steps to the rear lawn.





**Ground Floor**



**First Floor**



Total floor area 116.5 m<sup>2</sup> (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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01384 374 545**  
**E [stourbridge@connells.co.uk](mailto:stourbridge@connells.co.uk)**

11B St. Johns Road  
 STOURBRIDGE DY8 1EJ

EPC Rating: C Council Tax  
 Band: E

**view this property online [connells.co.uk/Property/SBR313244](http://connells.co.uk/Property/SBR313244)**

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SBR313244 - 0007