ABODE
SALES & LETTINGS

Birch Coppice, Brierley Hill, West Midlands, DY5 IAP

Offers Over £300,000



https://www.abodemidlands.co.uk







A fantastic opportunity to acquire a spacious three-bedroom family home, occupying an impressive 0.22-acre plot, with extensive gardens, a substantial driveway and the benefit of no onward chain.

Situated within a generous plot, this property offers a wealth of potential, with its standout feature being the beautifully expansive gardens, enjoying a desirable west-facing aspect. The substantial outdoor space provides an excellent setting for family life, entertaining and enjoying the afternoon and evening sunshine.

The accommodation briefly comprises an attractive traditional 1930s-style arched entrance porch, welcoming entrance hallway, spacious lounge with bay window, separate dining room and a refitted kitchen. To the rear, a hallway provides access to a convenient guest cloakroom.

To the first floor, the landing leads to three well-proportioned bedrooms and a family bathroom fitted with a three-piece suite.

Externally, the property continues to impress, with a very large driveway providing extensive off-road parking, alongside the substantial gardens which form a particularly appealing feature of this home.

Offered to the market with no onward chain and vacant possession, this is an excellent opportunity for buyers seeking a home with generous accommodation, outstanding outdoor space and considerable potential, all set within an enviable 0.22-acre plot.

ABODE
SALES & LETTINGS

Porch

Featuring an attractive traditional 1930s-style arched entrance, with a UPVC double-glazed entrance door. The porch provides access to the electrical consumer unit, together with useful low-level storage cupboards housing the electric meter. An internal UPVC door leads into:

Hallway

A welcoming entrance hallway featuring a balustrade staircase rising to the first-floor landing, central heating radiator and smoke alarm. UPVC double-glazed frosted windows provide natural light to the front elevation. Beneath the staircase is a useful storage area housing the gas-fired central heating boiler, with an additional UPVC double-glazed frosted window to the side elevation. Oak veneer internal doors provide access to:

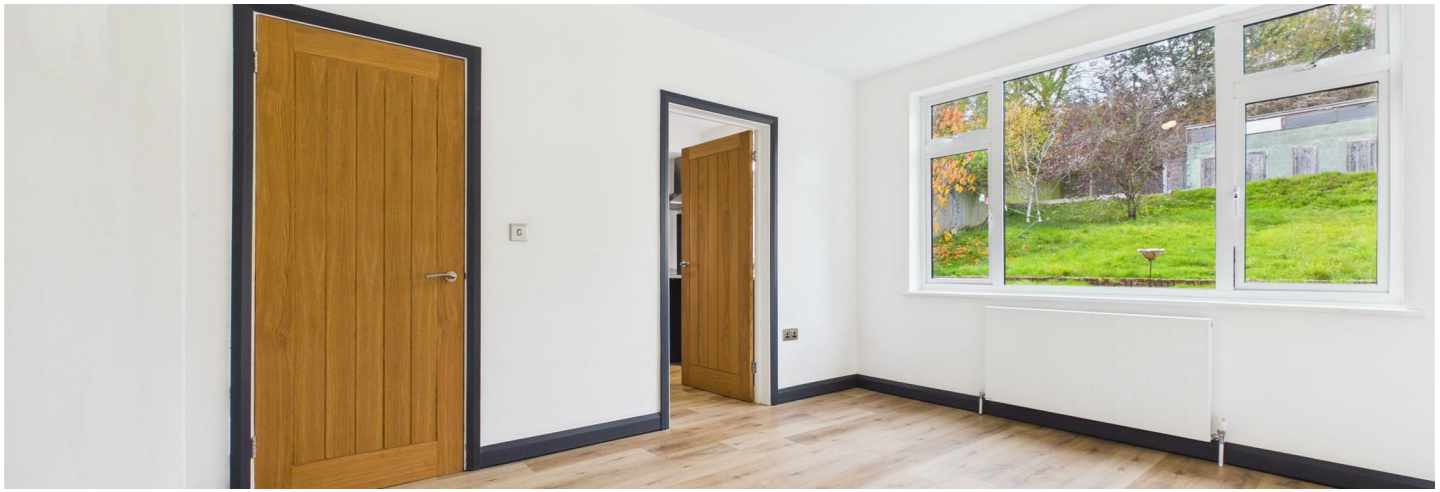
Lounge

A well-proportioned reception room featuring an attractive UPVC double-glazed bay window to the front elevation, allowing plenty of natural light to flow into the room. Further benefits include a central heating radiator and TV aerial point.

Dining Room

A separate reception room with a UPVC double-glazed window overlooking the rear elevation, central heating radiator and an oak veneer internal door providing access to:





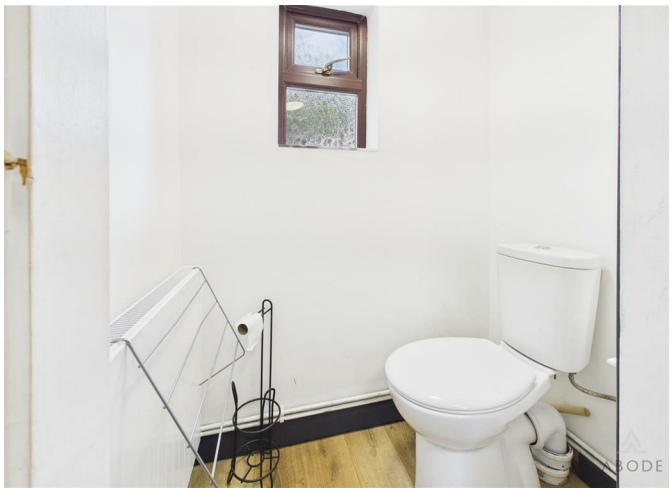


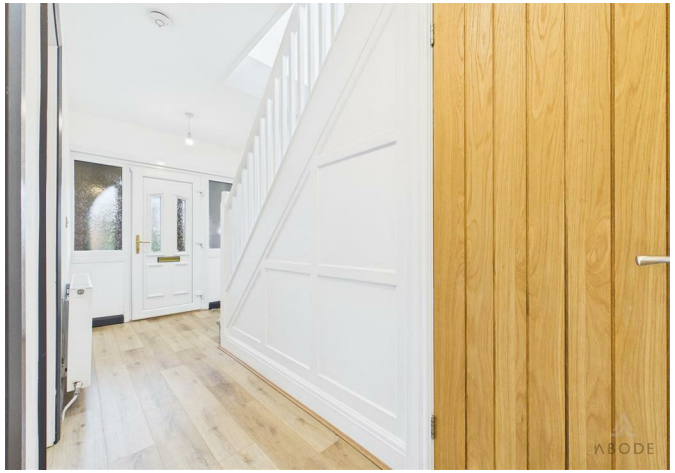


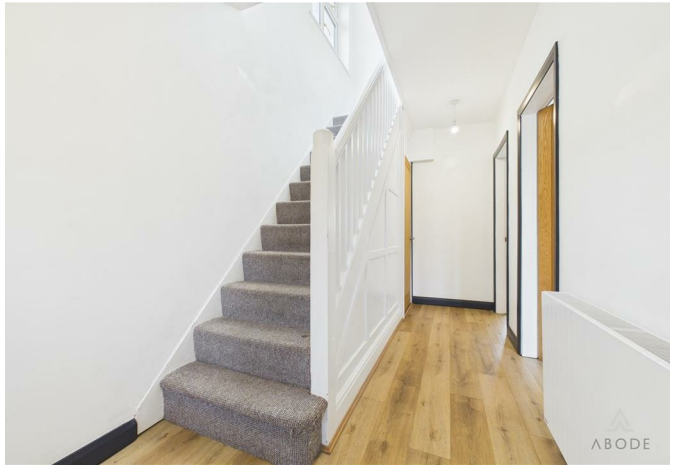














Kitchen

Fitted with a refitted contemporary-style kitchen comprising a range of matching wall and base-mounted storage cupboards and drawers, complemented by drop-edge preparation work surfaces. Integrated appliances include a one-and-a-half-bowl stainless steel sink and drainer with mixer tap, electric oven and grill, electric hob and stainless steel extractor hood. Additional space is provided for freestanding and under-counter appliances. Further features include a UPVC double-glazed window, additional frosted double-glazed units to the front elevation and ceiling spotlighting. An oak veneer door leads to:

Rear Hallway

Providing access to the rear of the property via a UPVC double-glazed external door. Further features include a central heating radiator and an oak veneer internal door leading to:

Guest Cloakroom

Fitted with a low-level WC, central heating radiator and UPVC double-glazed frosted window to the front elevation.

Landing

Having a UPVC double-glazed window to the side elevation, extractor fan and smoke alarm. Oak veneer internal doors provide access to:

Bedroom One

A well-proportioned principal bedroom featuring a UPVC double-glazed window overlooking the spacious rear garden, together with a central heating radiator.

Bedroom Two

A further bedroom featuring a UPVC double-glazed window to the front elevation and central heating radiator.

Bedroom Three

A third bedroom with a UPVC double-glazed window to the front elevation and central heating radiator.

Family Bathroom

Fitted with a three-piece bathroom suite comprising a low-level WC, wash hand basin with mixer tap and panelled bath with complementary tiling and electric shower over, complete with glass shower screen. Additional features include a UPVC double-glazed frosted window to the rear elevation, chrome heated towel radiator, ceiling spotlights, extractor fan and loft access via a ceiling hatch.

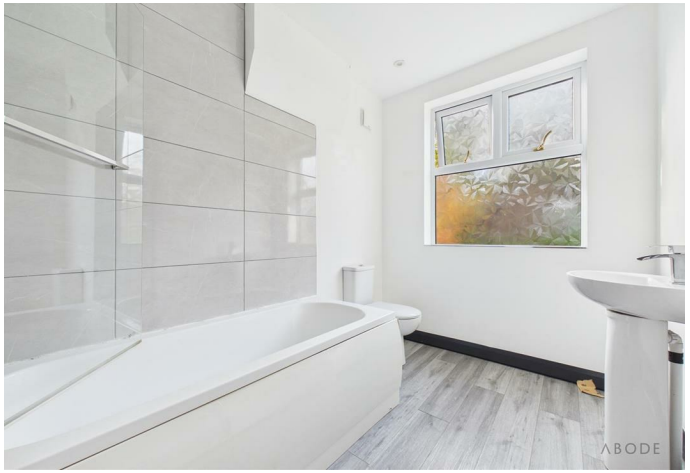

ABODE


ABODE


ABODE


ABODE


ABODE


ABODE









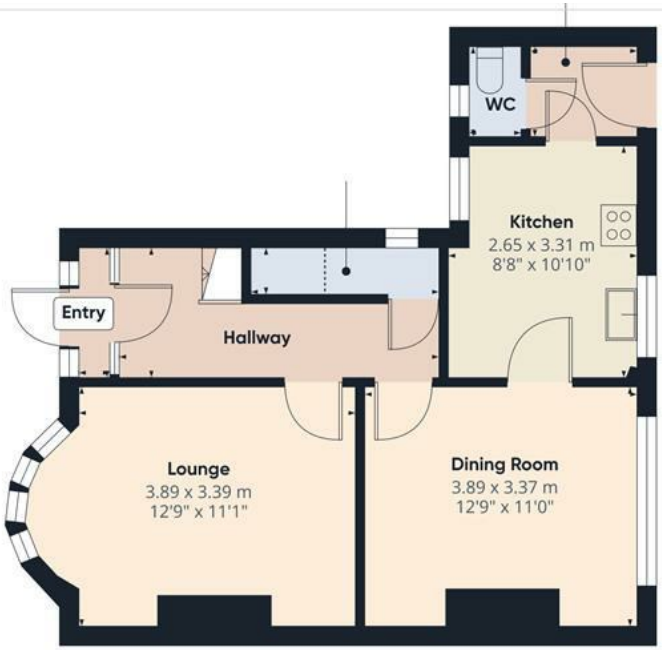




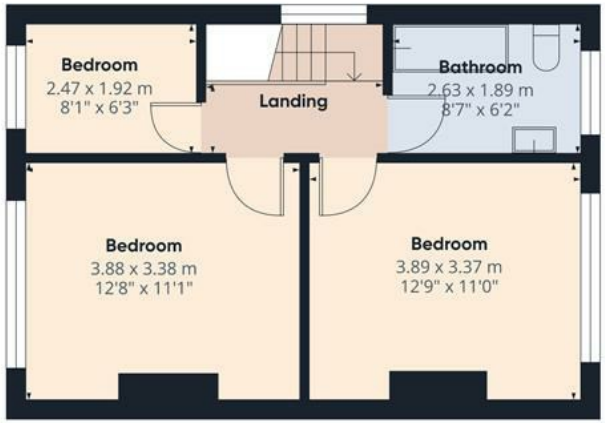








Floor 0



Floor 1



ABODE

Approximate total area(1)

84.3 m²

910 ft²

Reduced headroom

0.8 m²

8 ft²

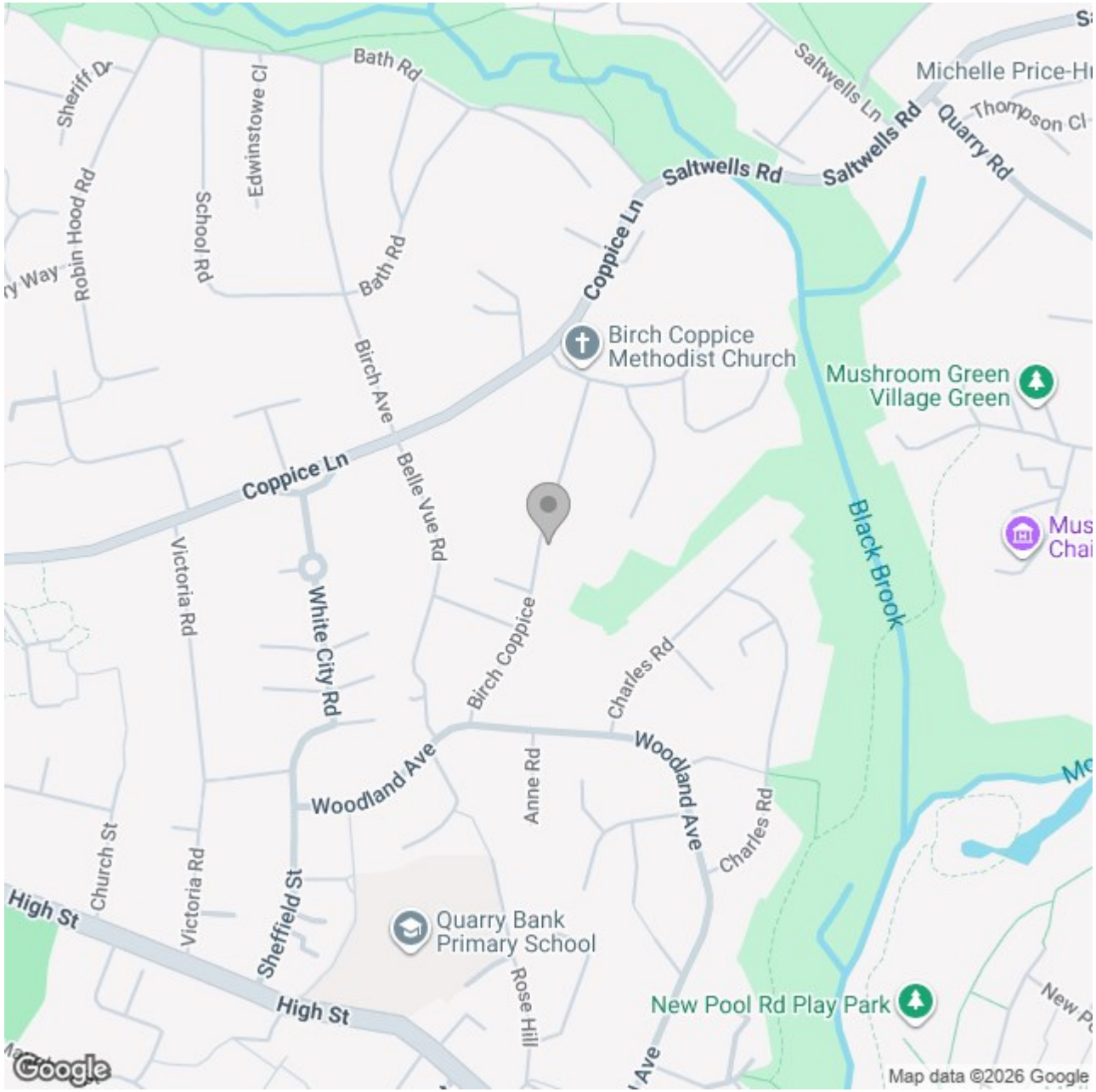
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.