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&L

5 Briery Close

| B64 7LQ | Offers In The Region Of £180,000

ROYSTON  
& LUND

- DECEPTIVELY SPACIOUS MID TERRACE FAMILY HOME
- TWO RECEPTION ROOMS
- NO CHAIN
- REQUIRES SLIGHT MODERNISATION
- FANTASTIC LOCATION
- THREE WELL PROPORTIONED BEDROOMS
- REAR GARDEN
- PRICED TO SELL!
- EXCELLENT OPPORTUNITY
- FREEHOLD





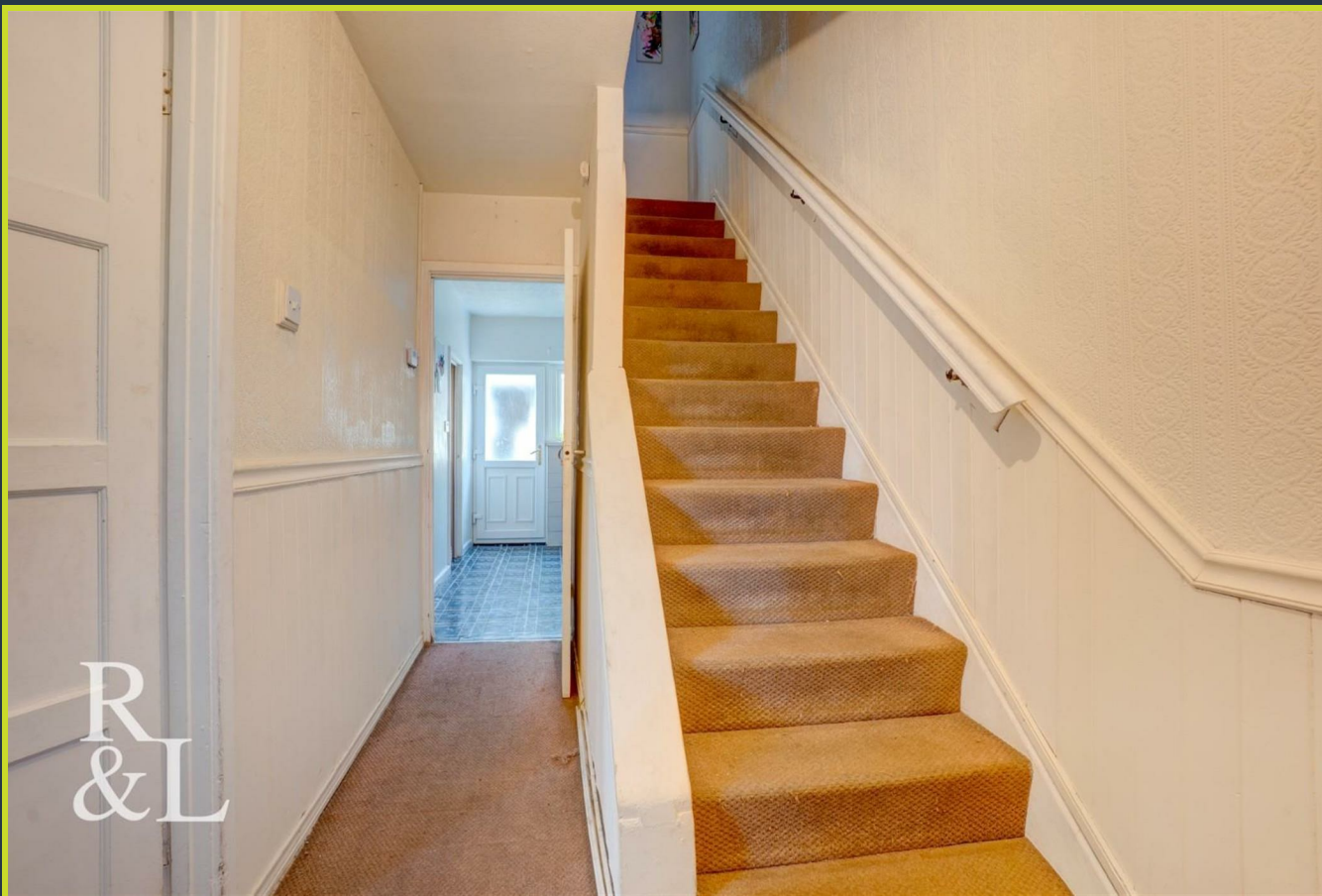
Nestled in the quiet and friendly neighbourhood of Briery Close, Cradley Heath, this charming three-bedroom mid-terrace family home presents an excellent opportunity for those looking to create their ideal living space. While the property is in need of some modernisation, it offers a fantastic canvas for personalisation and improvement, allowing you to tailor it to your tastes and lifestyle.

Upon entering, you will find two spacious reception rooms that provide ample space for family gatherings and entertaining guests. These versatile areas can be adapted to suit your needs, whether you envision a cosy lounge, a dining room, or a play area for children. The layout of the home is practical, making it easy to navigate and enjoy daily life.

One of the standout features of this property is the absence of any upward chain, ensuring a smooth and straightforward purchasing process. This is particularly advantageous for first-time buyers or those looking to move quickly.

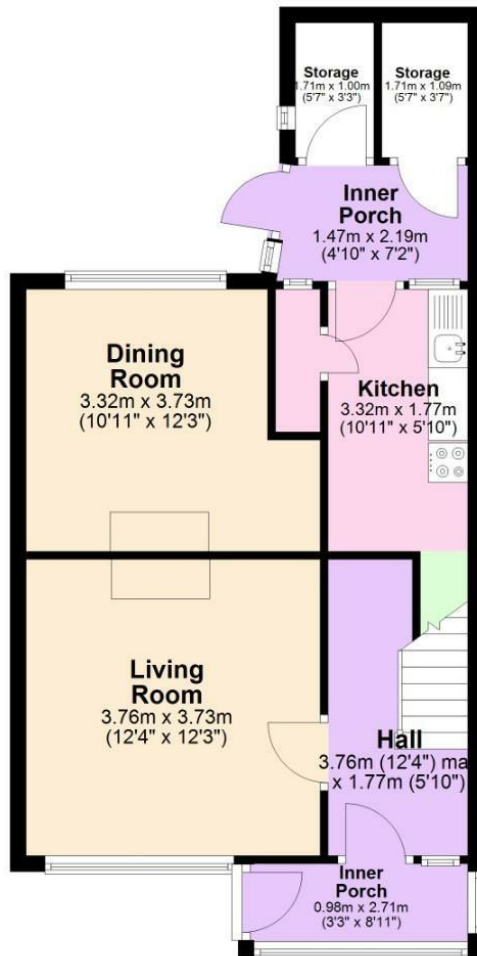
Priced to sell, this home represents a remarkable opportunity in the current market. With its potential for modernisation and the promise of a welcoming community, this property is perfect for families or individuals seeking a project that will ultimately lead to a delightful home.

Do not miss the chance to view this property and explore the possibilities it holds. With a little vision and effort, you could transform this house into your dream home.



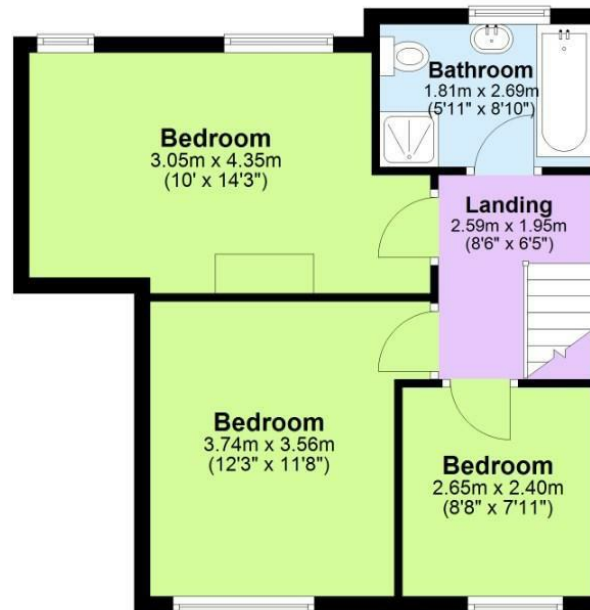
## Ground Floor

Approx. 50.8 sq. metres (546.8 sq. feet)



## First Floor

Approx. 44.0 sq. metres (473.5 sq. feet)



Total area: approx. 94.8 sq. metres (1020.3 sq. feet)



## EPC

### Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           | <b>86</b> |
| (69-80) <b>C</b>                            | <b>72</b> |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

England & Wales

EU Directive  
2002/91/EC



### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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