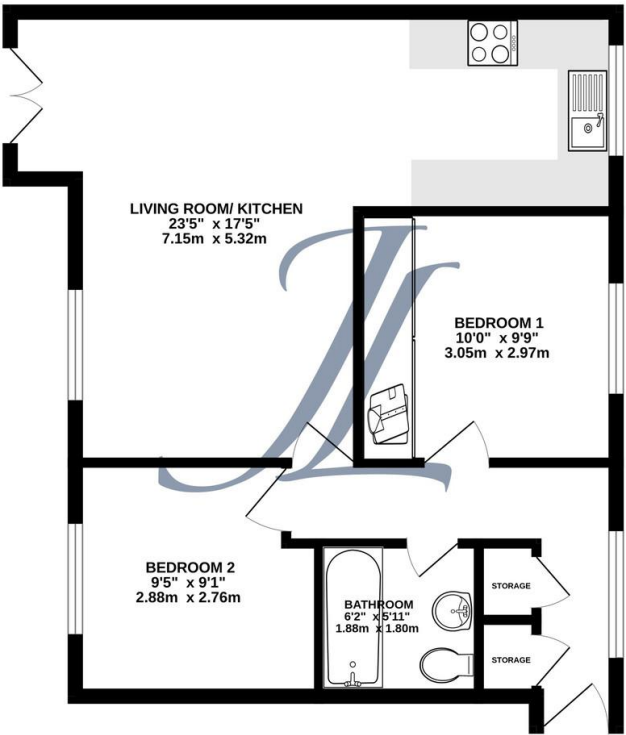




Floor Layout

SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

Total approx. floor area 592 sq ft (55 sq m)

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*Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements*



REASSURINGLY LOCAL



# Moor Street

Brierly Hill,

Dudley,

DY5 3SP

Asking Price Of £130,000

- Second Floor Apartment
- Two Bedrooms
- Open-Plan Living Area
- Juliet Balcony
- Residents & Visitor Parking
- EPC Rating: B Council Tax Band: B





Moor Street,  
Brierley Hill, Dudley, DY5 3SP  
Asking Price Of £130,000

## Property Description

**DESCRIPTION** This well-presented two-bedroom apartment occupies a second-floor position within a modern residential development, offering bright, comfortable accommodation finished to a contemporary standard throughout. Ideal for first-time buyers, downsizers or buy-to-let investors, the property combines practical layout with stylish interiors and excellent natural light.

The apartment is accessed via a welcoming entrance hallway with two useful storage cupboards, leading through to a generously proportioned living room which provides ample space for both lounge furniture and a dining area. Neutral décor and soft carpeting create a warm, inviting atmosphere, while large windows and glazed doors allow plenty of natural light and open onto a Juliet-style balcony.

The separate fitted kitchen is finished in crisp white cabinetry with wood-effect worktops and includes integrated appliances, electric hob with extractor, oven, fridge/freezer and washing machine. The layout offers excellent storage and preparation space, making it both functional and attractive.

There are two bedrooms, both well-sized and carpeted, with the principal bedroom benefiting from built-in sliding wardrobes. The second bedroom offers flexibility as a guest room, home office or nursery.

The modern family bathroom is fitted with a white suite comprising panelled bath with glass shower screen, wash basin and WC, complemented by contemporary tiling and chrome fittings.

The property forms part of a well-maintained development with communal green areas and pathways, providing a pleasant setting. Residents benefit from allocated parking and visitor spaces, along with secure communal access.



REASSURINGLY LOCAL



**LOCATION** The property enjoys a convenient position within easy reach of Brierley Hill town centre and the extensive shopping, dining and leisure facilities at Merry Hill Shopping Centre. Excellent transport links are available via nearby road connections including the A461 and A4036, providing straightforward access to Dudley, Stourbridge and Wolverhampton, while regular bus services operate locally. For commuters, the area offers good connectivity into Birmingham, with rail services available from Cradley Heath railway station and Stourbridge Junction railway station. The surrounding neighbourhood benefits from everyday amenities, green spaces and well-regarded local schools.

**JAMES LAURENCE ESTATE AGENTS** Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

**Fixtures and Fittings:** All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

**Tenure:** Leasehold

**Services:** All mains' services are connected to the property.

**Local Authority:** Dudley Metropolitan Borough Council

**Council Tax Band - B**

**Service Charge - £1391.42 per annum**

**Ground Rent - £273.38 per annum**

**Ground Rent Review Period – TBC**

**Length of Lease – 136 Years Remaining**

To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-

**Free Valuation:** Please contact the office on to make an appointment.

**Residential Lettings and Management:** If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.

**Conveyancing:** Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

**Financial Services:** James Laurence Estate Agents work with an independent Mortgage Service offering face to face mortgage advice to suit your needs. Please contact the office on to make a free appointment.



## To book a viewing of this property:

**Call:**  
0121 4565454

**Email:**  
edgbaston@jameslaurenceuk.com

