



**Connells**

The Landmark Waterfront West  
Brierley Hill

# The Landmark Waterfront West Brierley Hill DY5 1LY

for sale offers in the region of  
**£117,000**



## Property Description

A FANTASTIC OPPORTUNITY TO PURCHASE A SPACIOUS TWO BEDROOM, GROUND FLOOR APARTMENT SITUATED ON THE WATERFRONT IN BRIERLEY HILL. WITH GREAT LINKS TO LOCAL HIGH STREETS AND MERRY HILL SHOPPING CENTRE.

## Entrance Hall

Entrance Hall with storage and doors leading to Bedrooms, Bathroom & Lounge.

## Open Plan Lounge/kitchen

15' 4" Max x 14' 2" Max ( 4.67m Max x 4.32m Max )

Floor to ceiling double glazing to the side and rear with Storage heater, wood effect flooring in the lounge area. With intergrated Fridge/Freezer, sink & drainer, wall & base units, electric over, hob & cooker hood.



### **Bedroom 1**

15' 7" x 9' 5" ( 4.75m x 2.87m )

Double glazing to the side with a storage heater.

### **Bedroom 2**

15' 6" x 8' 11" ( 4.72m x 2.72m )

Double glazing to the side elevation with a storage heater.

### **Bathroom**

Shower over bath, wash hand basin, wc.





To view this property please contact Connells on

**T 01384 374 545**  
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**EPC Rating: E**

**view this property online [connells.co.uk/Property/SBR311234](https://connells.co.uk/Property/SBR311234)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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.

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