



Connells

Madison Avenue
BRIERLEY HILL



Property Description

A fantastic opportunity to purchase this two bedroom apartment located on the second floor of this fantastic apartment building. With plenty of local amenities nearby including the Merry Hill shopping centre and local transport links. This spacious apartment offers large living spaces. Briefly comprising: an open lounge/diner, a kitchen, a master bedroom with an en-suite shower room, a second double bedroom and a family bathroom.

Entrance Hallway

Front door leads into the hallway, radiator, double glazed window to the rear elevation and doors to;

Living Area

22' x 15' 9" max (6.71m x 4.80m max)
Double glazed bay window to the rear elevation and radiator

Kitchen

10' 11" x 8' 7" (3.33m x 2.62m)
Double glazed window to the front elevation with a range of wall and base units, worksurfaces with inset stainless steel sink/drainers, electric oven, gas hob and cooker hood.

Bedroom One

11' 8" x 9' 7" (3.56m x 2.92m)
Double glazed window to the front elevation and radiator

Ensuite

Double glazed window to the front elevation, part tiled with suite comprising; shower, wc and wash hand basin.

Bedroom Two

9' 7" x 9' 6" (2.92m x 2.90m)
Double glazed window to the front elevation and radiator

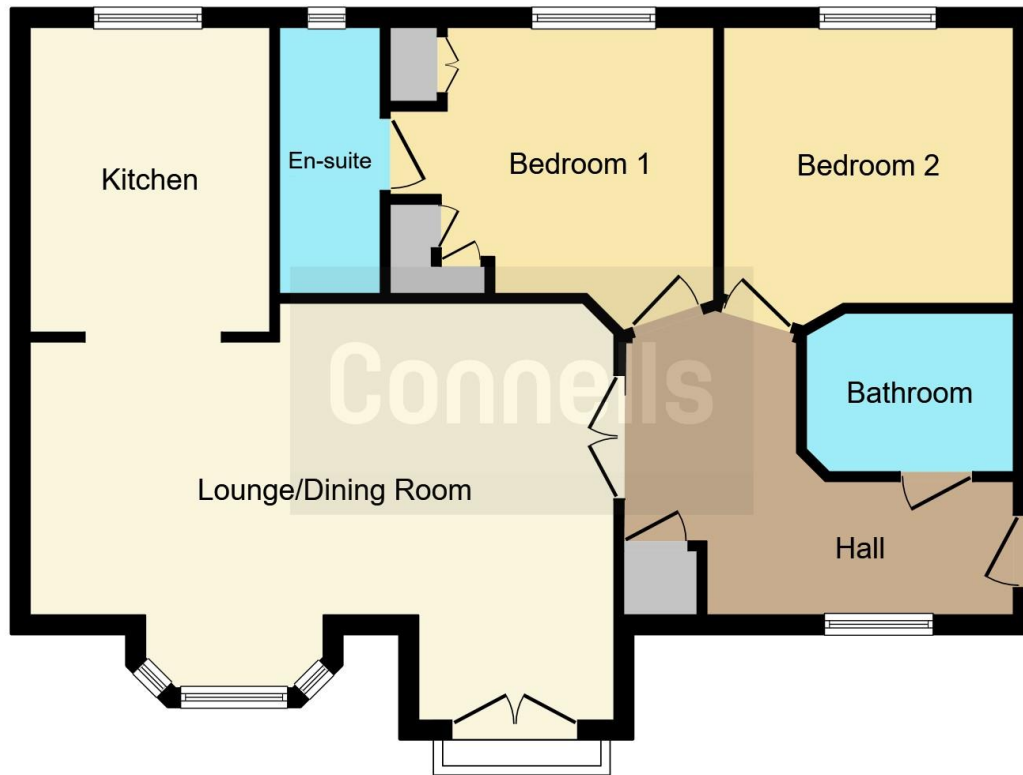
Bathroom

Suite comprising; bath, wash hand basin, wc, radiator rail and extractor fan. Part tiled.

Outside/Parking

Allocated off road parking





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.focalagent.com



To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/SBR312193

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2002. Should you require 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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