



Connells

Landmark Waterfront West
BRIERLEY HILL



Property Description

This well-presented one-bedroom flat is an excellent opportunity for first-time buyers, investors, or those looking to downsize. Offered with no upward chain, this property provides a hassle-free move-in experience.

The accommodation comprises a bright and spacious lounge, a fitted kitchen with ample storage, a well-proportioned bedroom, and a modern bathroom.

Externally, the property benefits from an allocated parking space, ensuring convenient parking.

Situated in a popular location with excellent transport links and local amenities nearby, this flat is not to be missed.

Entrance

Communal entrance with stairs to first floor

Entrance Hallway

Entrance door leads into the hallway with doors to all rooms.

Open Plan Living

24' 3" x 9' 2" (7.39m x 2.79m)

Spacious lounge, kitchen diner comprising of a living area with wood effect flooring, double glazed windows to the front and rear elevation, electric radiator and kitchen area with a range of wall and base units, worktops, inset sink/drainer, integrated oven and hob with extractor fan and inset fridge freezer.

Bedroom

17' 1" x 9' 10" (5.21m x 3.00m)

Double glazed window to the rear elevation and electric radiator.

Bathroom

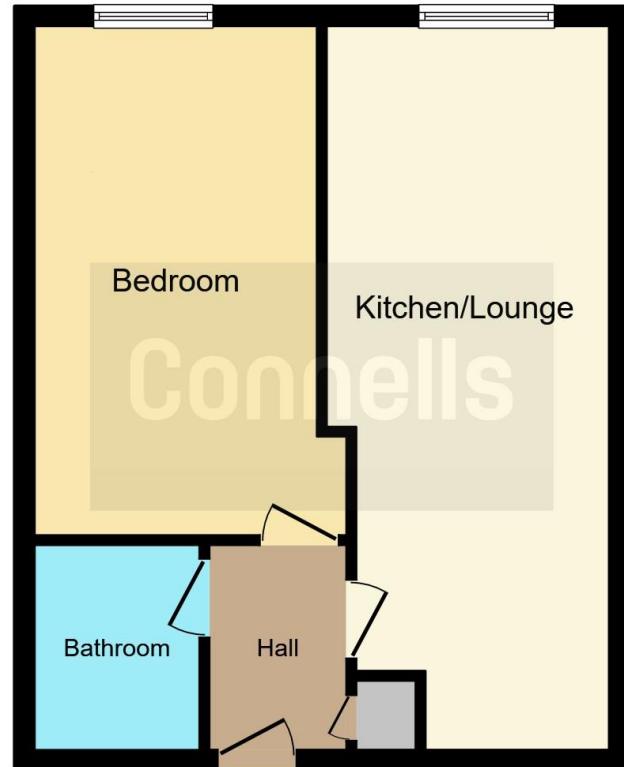
Fully tiled with suite comprising; bath with

shower over, wash hand basin, wc, extractor fan and electric radiator.

Outside

Allocated parking space and security entrance to the property





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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11B St. Johns Road
 STOURBRIDGE DY8 1EJ

EPC Rating: C
 Council Tax
 Band: B

Service Charge:
 2300.00

Ground Rent:
 368.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SBR312710

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.

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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