



Connells

Albion Street  
Brierley Hill



Albion Street  
Brierley Hill DY5 3EE

for sale offers over  
**£110,000**



### Property Description

A MODERN FIRST FLOOR APARTMENT SITUATED WITH TOWN CENTRE & GYM ON YOUR DOORSTEP! OFF ROAD PARKING TO SIDE. WELL PRESENTED THROUGHOUT & READY TO MOVE INTO. NO UPWARD CHAIN DELAY. ORIGINAL LEASE WITH CIRCA 72 YEARS REMAINING. Briefly comprises, hallway, lounge, kitchen, two bedrooms and bathroom. Benefiting from double glazing and gas central heating system.

### To The Outside

Access to communal hallway from inset pathway directly of pavement. Off road parking to side. Small paved drying area.

### Entrance Hallway

Entrance door leads into the hallway with radiator and doors to;

### Lounge

12' 7" x 12' 5" ( 3.84m x 3.78m )  
Double glazed window to the rear elevation, fireplace with electric fire and radiator.

### Kitchen

8' 11" x 8' 3" ( 2.72m x 2.51m )  
Double glazed window to the rear elevation, wall and base units, worksurfaces with inset sink/drain, electric oven and gas hob and combination boiler.

### Bedroom One

11' x 10' 11" max narrowing to 8' 4" min ( 3.35m x 3.33m max narrowing to 2.54m min )  
Double glazed window to the front elevation and radiator.

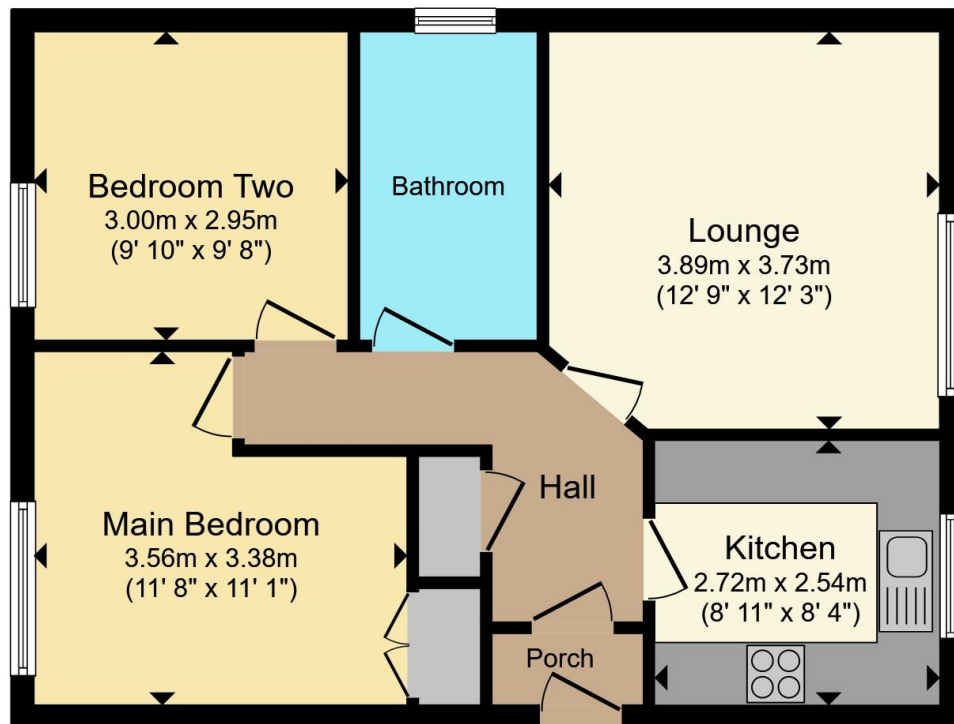
### Bedroom Two

9' 8" x 9' 7" ( 2.95m x 2.92m )  
Double glazed window to the rear elevation and radiator.

### Bathroom

Double glazed window to the rear elevation and suite comprising; bath, wash hand basin, wc and radiator rail.





Total floor area 55.5 m<sup>2</sup> (597 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**



To view this property please contact Connells on

**T 01384 374 545**  
**E [stourbridge@connells.co.uk](mailto:stourbridge@connells.co.uk)**

11B St. Johns Road  
STOURBRIDGE DY8 1EJ

EPC Rating:  
Awaited

Council Tax  
Band: A

Service Charge: Ask  
Agent

Ground Rent:  
50.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SBR313130](http://connells.co.uk/Property/SBR313130)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1999. Should you require 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SBR313130 - 0004