

PTN Estates

Residential Sales & Lettings



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77 Dadford View, , Brierley Hill, DY5 3SX

£69,950

This spacious ground floor lease hold apartment with no upward chain is being offered to CASH PURCHASERS ONLY due to just having a 67 year lease. Located in the area of Dadford View, close to the Dudley canal and splendid communal gardens. This purpose-built residence, constructed in 1995, offers a comfortable living space of 592 square feet, making it an ideal choice for individuals, small families or for those seeking a rental investment, with a rental expectation of £795 PCM

As you enter, you are greeted by a spacious lounge that provides a perfect setting for relaxation and entertaining. The natural light that floods this area creates a warm and inviting atmosphere. The apartment features two well-proportioned bedrooms, with the master bedroom benefiting from a built-in wardrobe, providing ample storage space.

The bathroom is thoughtfully designed, featuring a shower over the bath, catering to both convenience and comfort. The property is equipped with electric heating, ensuring a warm and welcoming environment throughout the year.

One of the standout features of this apartment is the allocated parking space, providing ease and security for your vehicle. The location is also advantageous, with local amenities and transport links within easy reach, making it a practical choice for everyday living.

Council Tax A

Approach

Located towards the end of the estate within a quiet cul de sac, set back from the road behind a shaped lawn and entered through a communal door with intercom system. Apartment 77 can be found on the left

Hallway

With wall mounted fuse box, intercom telephone, handy storage cupboard, artex ceiling and light point

Kitchen 1.8m x 3.2m

Located to the front elevation and comprising of a fitted kitchen with light beech effect base and wall units with rolled edge work top. Complimented with tasteful tiled splash back, stainless steel effect single sink unit with mixer tap, electric cooker and extractor hood. Further enhanced with recess for a fridge freezer and plumbing for a washing machine. Benefits include wall mounted electric heater, UPVC double glazing, artex ceiling and light point

Lounge 3.8m x 3.4m

The main focal point of this spacious lounge is the Adam style fire place inset with an electric wood burning fire. Benefits include UPVC double glazing to the front elevation, Economy Seven heater, artex ceiling and light point

Master Bedroom 2.5m x 3.4m

Located to the rear elevation boasting built in wardrobes disguised as a book case, wood effect flooring and Economy Seven heater. Benefits include UPVC double glazing, artex ceiling and light point

Bedroom Two 2.4m x 2.9m

Located to the rear elevation with UPVC double glazing, wall mounted electric heater, artex ceiling with light point and very handy built in cupboard with shelving

Bathroom 2.4m x 1.8m

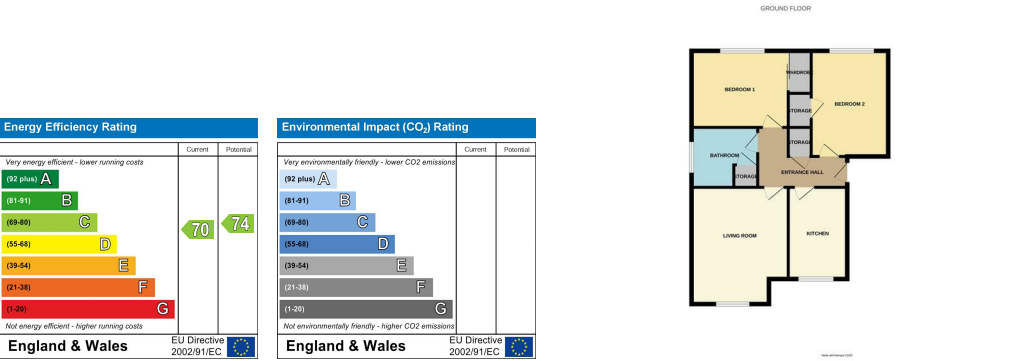
Comprising of a three piece suite consisting of a panelled bath with Triton shower over with screen, shell effect pedestal wash hand basin and shell effect low flush W.C. Complimented with tasteful tiled splash back and handy built in cupboard with shelves and housing the water tank. Benefits include wall mounted electric heater, extractor fan, artex ceiling and light point

Outside

Communal gardens and allocated parking

Important Information

All Uk agents are required by law to conduct anti-money laundering checks on all those buying a property. We use Landmark to conduct your checks once your offer has been accepted on a property you wish to buy. The cost of these checks is £25+VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.
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Accuracy of Brochures

PTN Estates understands that these sales particulars have been prepared in accordance with the Property Misdescriptions Act 1991. However, please be advised we may not have obtained vendor approval and therefore any fixtures and fittings listed within these sales particulars may not be included in the sale. We would therefore advise any purchaser to refer to the fixtures and fittings form provided by their solicitor and would suggest any queries are raised with their solicitor prior to an exchange of contracts.

Services/Disclaimer

Please note that it is not company policy to test any services or appliances offered for sale and these should be verified by the purchasers. These details do not constitute any part of any offer or contract. All measurements and floorplans are approximate and for guidance purposes only. No responsibility is taken for any errors, omissions or misstatements. In addition, no statement in these details is to be relied upon as representations of fact and the purchaser should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained in these details.

Transparency

We will always refer our purchasers and sellers to local reputable solicitors either Glover Priest, Barry Green, Stephenson's or Waldrons. It is your decision whether you choose to instruct them. Should you decide to use them, please be aware that we will receive a referral fee of between £60 & £75 for recommending you. We routinely instruct K Hadley to carry out the Energy Performance Certificate on your behalf. It is your decision whether you instruct us. In making that decision, you should be aware that we receive preferential rates allowing us to benefit by £35.25 per transaction.