



81 Dadford View,
Brierley Hill, DY5 3SX

Taylor's

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*WELL ARRANGED &
ATTRACTIVELY PRESENTED FLAT*

**Rooms
ROOM DIMENSIONS**

Flats Own Hall

Modern Kitchen - 10' 7" x 6' 1" (3.22m x 1.85m)

Spacious Sitting Room - 12' 9" x 11' 2" (3.88m x 3.40m)

Bedroom 1 - 11' 1" x 8' 6" (3.38m x 2.59m)

Bedroom 2 - 9' 6" x 7' 8" (2.89m x 2.34m)

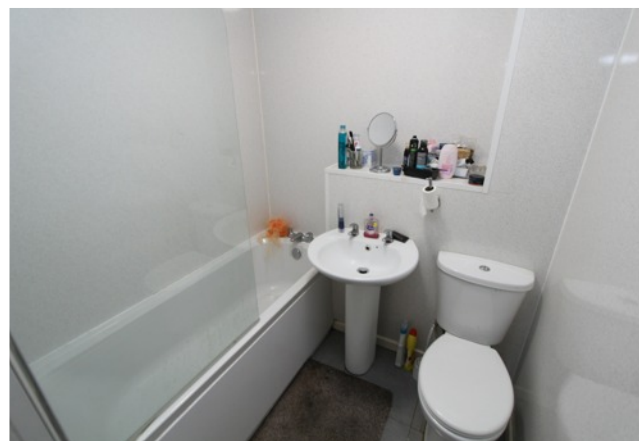
**Well Appointed Bathroom - 7' 10" x 5' 10"
(2.39m x 1.78m)**

**Measurements taken at widest available
points**

OUTSIDE

**Allocated & Visitor Off Road Parking
Communal Gardens & Grounds**

These particulars are intended only as a guide and must not be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.



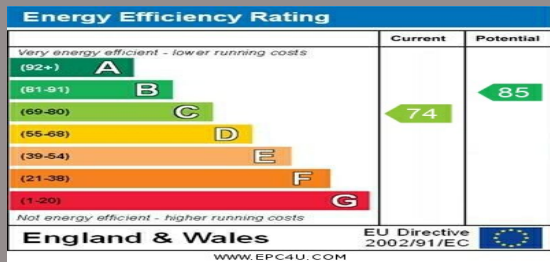
Enjoying a **SECURE FIRST FLOOR** position within this now established & modern development, just a short distance from local amenities (such as Brierley Hill High Street & Merry Hill Shopping Complex) and canal walks, is this **WELL ARRANGED & ATTRACTIVELY PRESENTED, TWO BEDROOM FLAT**. This **DECEPTIVELY SPACIOUS PROPERTY** affords a nicely proportioned layout with **DOUBLE GLAZING** & in brief comprises: Communal Hall with stairs (approached via an intercom system), Flats own Reception hall, Pleasant Sitting Room, Fitted Kitchen, **TWO BEDROOMS** and Delightful White Suite Bathroom. Furthermore with Communal Gardens & Grounds and Allocated & Visitor Parking Space. EPC: C. Council Tax Band: A. Mains Electric, Mains Water & Mains Drainage are connected. Construction: Brick. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Tenure: We believe the property to be leasehold with an annual service charge of £2168.40 per year, an annual ground rent of £100 per year and with 70 years (approximately) remaining on the lease (this information would need to be clarified by any potential buyers conveyancing solicitor).

BHS10180

MISREPRESENTATION ACT 1967

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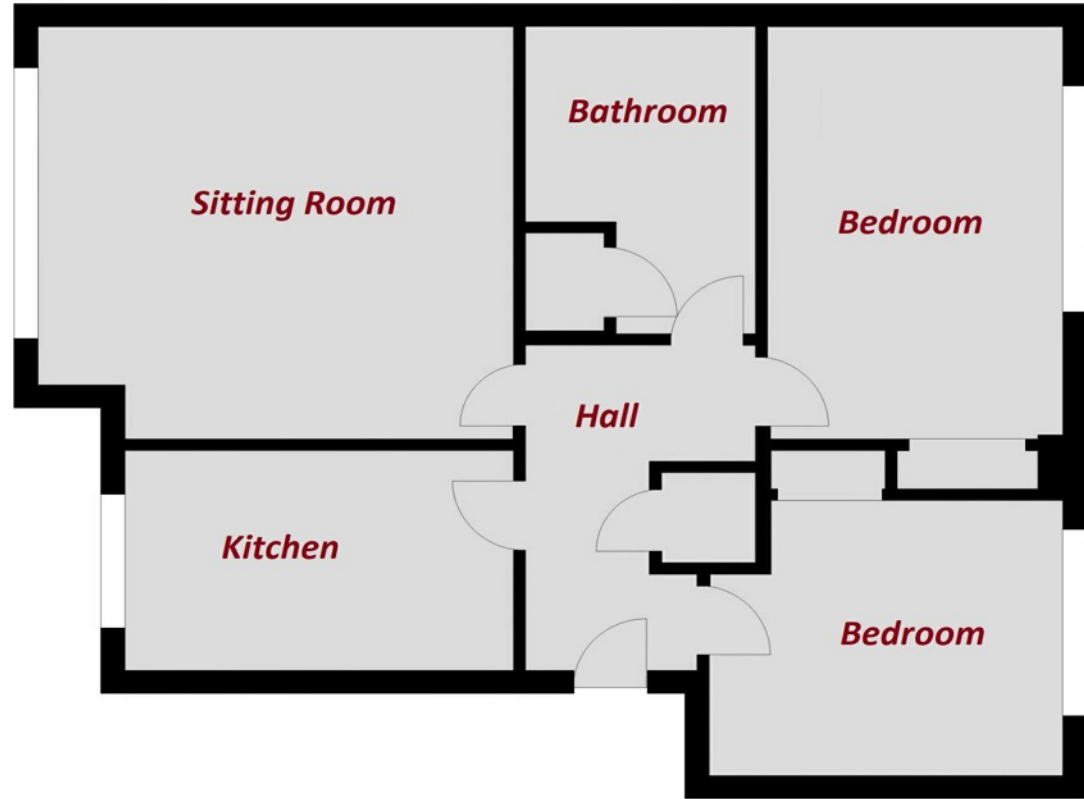
KINGSWINFORD

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STOURBRIDGE

BRIERLEY HILL

SEDGLEY



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