



Taylors

Dadford View, BRIERLEY HILL.

2 1 1



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.

ROOM DIMENSIONS

Flats Own Hall

Modern Kitchen

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

(measurements taken at widest available points)

Spacious Sitting Room

12' 9" x 11' 2" (3.88m x 3.40m)

(measurements taken at widest available points)

Bedroom 1

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

(measurements taken at widest available points)

Bedroom 2

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

(measurements taken at widest available points)

Well Appointed Bathroom

7' 10" x 5' 10" (2.39m x 1.78m)

(measurements taken at widest available points)

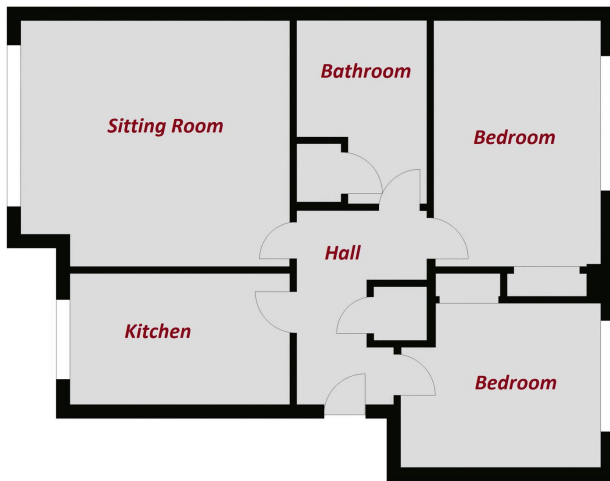
OUTSIDE

Allocated & Visitor Off Road Parking

Communal Gardens & Grounds

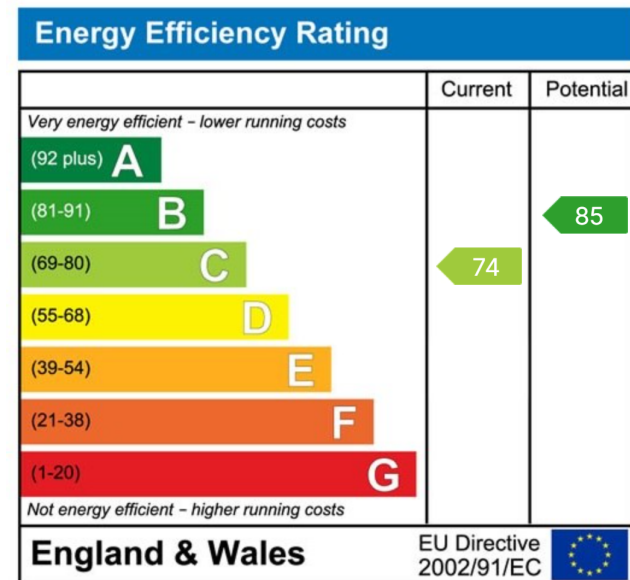
EPC: C. Council Tax Band: A. Mains Electric, Mains Water & Mains Drainage are connected. Construction: Brick. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Tenure: We believe the property to be leasehold with an annual service charge of £2168.40 per year, an annual ground rent of £100 per year and with 67 years (approximately) remaining on the lease (this information would need to be clarified by any potential buyers conveyancing solicitor).





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- WELL ARRANGED & ATTRACTIVELY PRESENTED FLAT
- MERRY HILL SHOPPING COMPLEX CLOSE BY
- BRIERLEY HILL HIGH STREET WITHIN WALKING DISTANCE
- JUST A SHORT STROLL TO LOCAL CANAL WALKS
- TWO BEDROOMS
- SECURE FIRST FLOOR POSITION
- ATTRACTIVE WELL FITTED KITCHEN
- WELL MAINTAINED COMMUNAL GARDENS & GROUNDS
- MODERN WELL APPOINTED WHITE SUITE BATHROOM
- ALLOCATED & VISITOR PARKING



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