



Taylors

Morris Court, BRIERLEY HILL.

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A STYLISHLY DECORATED, DECEPTIVELY SPACIOUS & VERY WELL PRESENTED, TWO BEDROOM, TOP FLOOR APARTMENT that would ideally suit FIRST TIME BUYERS, those looking to DOWNSIZE or alternatively BUY-TO-LET INVESTORS. Enjoying an ENVIABLE & SECURE TOP FLOOR position within this MODERN & POPULAR development, an early viewing is a must too appreciate this BEAUTIFULLY DESIGNED APARTMENT which together with being for sale with NO UPWARD CHAIN.

ROOM DIMENSIONS

Flats Own Entrance Hall

Gorgeous Kitchen / Sitting / Dining Room - 22' 7" x 13' 6" (6.88m x 4.11m)

(Measurements taken at widest available points)

Bedroom 1 - 12' 8" x 11' 7" (3.86m x 3.53m)

(Measurements taken at widest available points)

Bedroom 2 - 11' 1" x 9' 6" (3.38m x 2.89m)

(Measurements taken at widest available points)

Modern Bathroom - 8' 3" x 6' 6" (2.51m x 1.98m)

(Measurements taken at widest available points)

FURTHERMORE WITH

Allocated & Visitor Off Road Parking

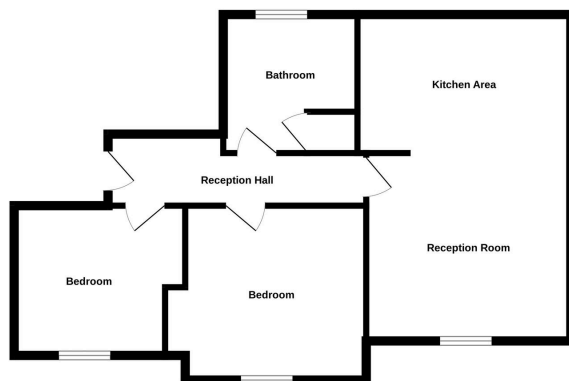
Communal Gardens / Grounds

Communal Hall, Stairs & Landing

EPC: C. Council Tax Band: A. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked by any potential buyers conveyancing solicitor / surveyor). According to gov.uk, there is a very low Risk of yearly flooding. Tenure: Leasehold with 80 Years (approx) remaining on the lease with a ground rent and service charge of approximately £126.32 per month (£1515.84 per year) (All leasehold information should be checked by any perspective buyers legal conveyancing solicitors).

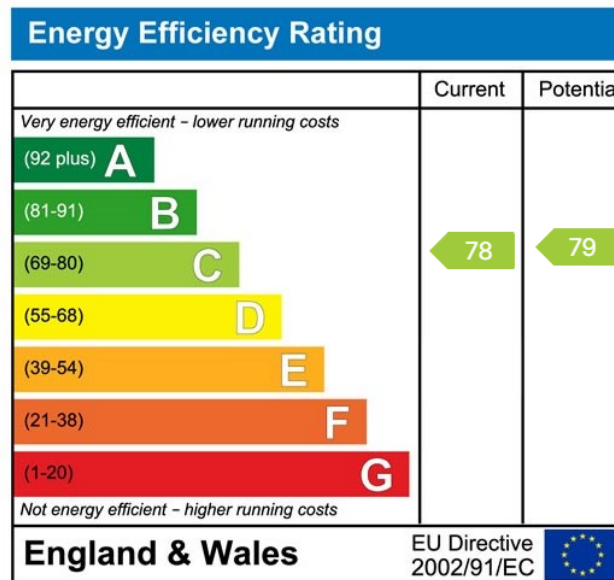


Ground Floor



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metreplan 12.0.24

- DECEPTIVELY SPACIOUS & VERY WELL PRESENTED APARTMENT
- SECURE TOP FLOOR POSITION
- ALLOCATED & VISITOR OFF ROAD PARKING
- TWO LARGE BEDROOMS
- DOUBLE GLAZING & GAS CENTRAL HEATING
- NO UPWARD CHAIN
- SITUATED WITHIN THIS MODERN & POPULAR DEVELOPMENT
- GORGEOUS WELL FITTED KITCHEN BEING OPEN PLAN TO SITTING & DINING AREAS
- MODERN WHITE SUITE BATHROOM
- PERFECT FOR FIRST TIME BUYERS LOOKING TO GET ONTO THE PROPERTY LADDER



MISREPRESENTATION ACT 1967: These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give, and neither Taylors nor any person in their employment has any authority to make or give any representation or warranty whatsoever about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide only, with measurements being approximate and usually the maximum size, which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **PLANNING PERMISSION / BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.