



**Taylors**



## Dadford View, BRIERLEY HILL.

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Enjoying a LOVELY GROUND FLOOR position within this POPULAR & modern development, just a short distance from FANTASTIC local amenities (such as Merry Hill Shopping Complex & Brierley Hill High Street) and canal walks, is this WELL PROPORTIONED & NICELY PRESENTED, TWO BEDROOM FLAT. This DECEPTIVELY SPACIOUS PROPERTY encompasses a MOST APPEALING layout with DOUBLE GLAZING & in brief comprises: Communal Hall (approached via an intercom system), Flats own Reception hall, Attractive Sitting Room, Well Fitted Kitchen, TWO GOOD BEDROOMS and Principal Bathroom. Furthermore with Communal Gardens & Grounds and both Allocated & Visitor Parking Space.

## ROOM DIMENSIONS

### Flats Own Hall

**Sitting Room** - 3.8m x 3.4m (12'5" x 11'1")

(measurements taken at widest available points)

**Kitchen** - 1.8m x 3.2m (5'10" x 10'5")

(measurements taken at widest available points)

**Bedroom 1** - 2.5m x 3.4m (8'2" x 11'1")

(measurements taken at widest available points)

**Bedroom 2** - 2.4m x 2.9m (7'10" x 9'6")

(measurements taken at widest available points)

**Bathroom** - 2.4m x 1.8m (7'10" x 5'10")

(measurements taken at widest available points)

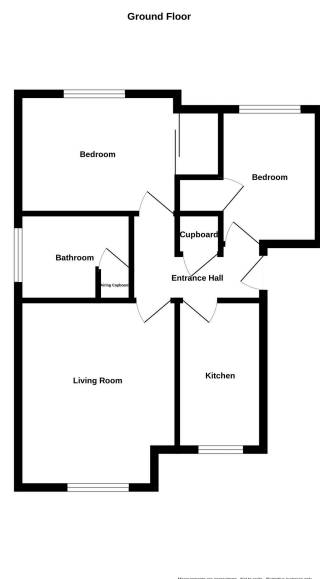
## OUTSIDE

### Communal Gardens & Grounds

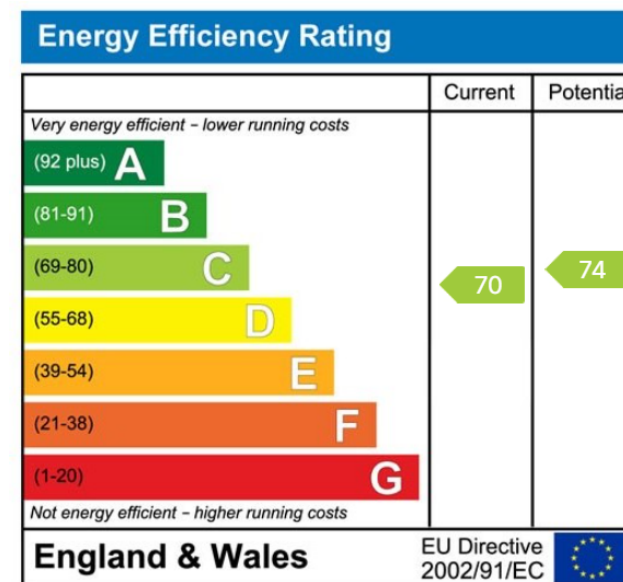
### Allocated & Visitor Parking

EPC: C. Council Tax Band: A. Mains Electric, Mains Water & Mains Drainage are connected. Construction: Standard. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. According to gov.uk, there is a very low chance of yearly flooding. Tenure: We believe the property to be leasehold with an annual service charge of £2400 per year, an annual ground rent of £100 per year and with 68 years (approximately) remaining on the lease (this information would need to be clarified by any potential buyers conveyancing solicitor). As there are 68 years remaining on the lease, CASH BUYERS would be more suited to the purchase.





- WELL PROPORTIONED & NICELY PRESENTED, BEDROOM FLAT
- CASH BUYERS PREFERRED WITH 68 YEARS REMAINING ON LEASE
- POPULAR & MODERN DEVELOPMENT
- ALLOCATED & VISITOR PARKING
- LOVELY GROUND FLOOR POSITION
- EARLY VIEWING ADVISED
- LOCAN CANAL WALKS CLOSE BY
- MERRY HILL SHOPPING COMPLEX WITHIN CLOSE PROXIMITY
- FITTED KITCHEN
- TWO BEDROOMS



**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.