



**Taylors**

Church Hill, Brierley Hill, DY5 3PY

1 1 1



A STUNNING, BEAUTIFULLY PRESENTED, VICTORIAN STYLE FLAT for sale with NO UPWARD CHAIN & pleasantly situated within walking distance of MERRY HILL SHOPPING CENTRE & BRIERLEY HILL HIGH STREET. This SUPERBLY APPOINTED PROPERTY enjoys a SECURE TOP FLOOR POSITION, which enjoys SPLENDID DISTANT VIEWS to the front, and furthermore would make a FANTASTIC INVESTMENT PROPERTY for BUY-TO-LET INVESTORS. For SALE to CASH BUYERS ONLY, and in brief comprising: Communal Hall, Stairs & Landing, Flats Own Hall, Spacious & Nicely Decorated Sitting Room, Modern Well Fitted Grey Gloss Kitchen, Generous Double Bedroom, Luxury Well Appointed Shower Room & Allocated Parking Area. EPC: C. Council Tax Band: A. 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.

### ROOM DIMENSIONS

#### Flats Own Hall

**Spacious Sitting Room** - 4.6m x 4.24m (15'1" x 13'11")

(Measurements taken at widest available points)

**Modern Well Fitted Kitchen** - 2.31m x 2.29m (7'7" x 7'6")

(Measurements taken at widest available points)

**Generous Double Bedroom** - 3.05m x 2.87m (10'0" x 9'5")

(Measurements taken at widest available points)

**Beautifully Re-Appointed Shower Room** - 2.03m x 1.73m (6'8" x 5'8")

(Measurements taken at widest available points)

#### Allocated Parking Area

Further Information / Leasehold Information (All of which should be clarified through any perspective buyers conveyancing solicitor):

Years Remaining on Lease - Approximately 63 Years (Hence Cash Buyers Only)

Freehold Owners - Raffis LTD

Managing Agents - Raffis LTD

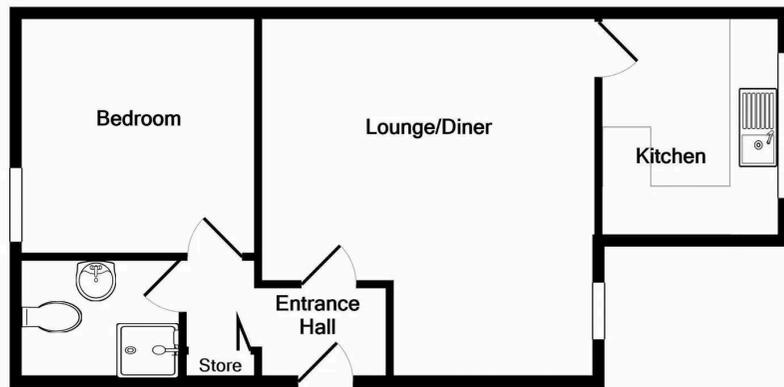
Revise Date for Ground Rent & Service Charge - N/A

Annual Ground Rent - Approximately £60 Per Year

Annual Service Charge - N/A

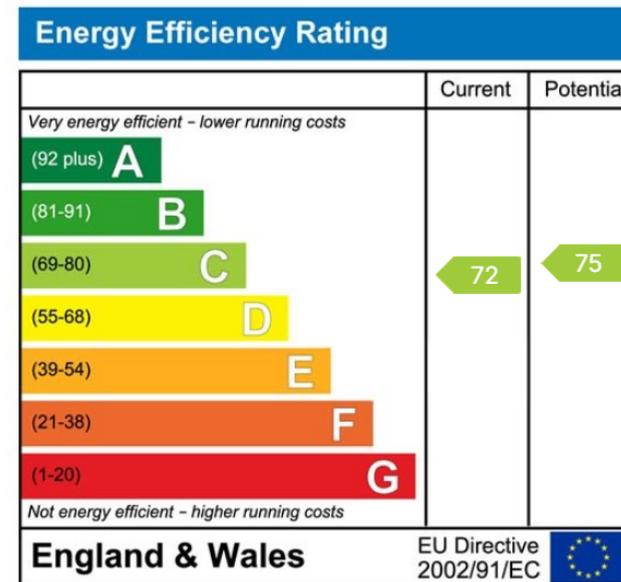
Building Insurance cost - Approximately £350 Per Year





Church Hill, DY5 3PY  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2022

- STUNNING, BEAUTIFULLY PRESENTED, VICTORIAN STYLE FLAT
- WITHIN WALKING DISTANCE OF BRIERLEY HILL HIGH STREET
- WONDERFUL DISTANT VIEWS TO THE FRONT
- NO UPWARD CHAIN
- LUXURY WELL APPOINTED SHOWER ROOM
- CASH BUYERS ONLY / 63 YEARS REMAINING ON THE LEASE (APPROXIMATELY)
- MERRY HILL SHOPPING CENTRE CLOSE BY
- DECEPTIVELY SPACIOUS LAYOUT
- MODERN WELL FITTED GREY GLOSS KITCHEN
- FANTASTIC INVESTMENT OPPORTUNITY



**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.