



**Taylors**



# 125 Dadford View, Brierley Hill, DY5 3SX

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Conveniently located for an EXTENSIVE range of Transport Links & Local Amenities (Such as MERRY HILL SHOPPING COMPLEX & Brierley Hill High Street), is this VERY WELL PROPORTIONED & NICELY PRESENTED, TWO BEDROOM APARTMENT which enjoys a SECURE FIRST FLOOR POSITION within this MODERN & POPULAR DEVELOPMENT. An early viewing is essential to appreciate this DECEPTIVELY SPACIOUS APARTMENT which together with being PERFECTLY SUITED for FIRST TIME BUYERS looking to get onto the property ladder, in brief comprises: Communal Hall & Stairs, Attractively Decorated Living Room, Well Fitted Kitchen, Inner Hall, Two Well Proportioned Bedrooms & MODERN WELL APPOINTED BATHROOM. Furthermore with Allocated & Visitor Parking and Well Maintained Communal Gardens & Grounds. This FANTASTIC APARTMENT is also for sale with NO UPWARD CHAIN & LEASE Will be extended (125 YEARS) by completion.

## ROOM DIMENSIONS

### Flats Own Hall

**Modern Kitchen** - 1.83m x 3.2m (6'0" x 10'5")

**Spacious Sitting Room** - 3.88m x 3.39m (12'8" x 11'1")

**Bedroom 1** - 2.5m x 4.02m (8'2" x 13'2")

**Bedroom 2** - 2.3m x 2.7m (7'6" x 8'10")

**Bathroom** - 2.38m x 1.84m (7'9" x 6'0")

## OUTSIDE

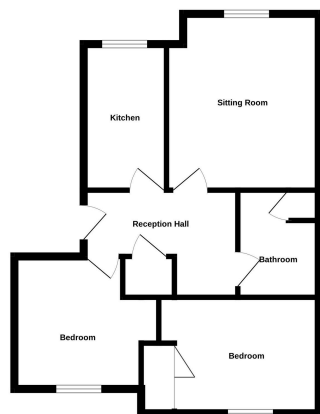
### Allocated & Visitor Off Road Parking

EPC: C. Council Tax Band: A. Mains Electric, Mains Water & Mains Drainage are 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 Will be extended (125 YEARS) by completion, an annual ground rent £50 per year and a yearly service charge £2147.86 per annum (can be paid monthly) (to be clarified by conveyancing solicitors).



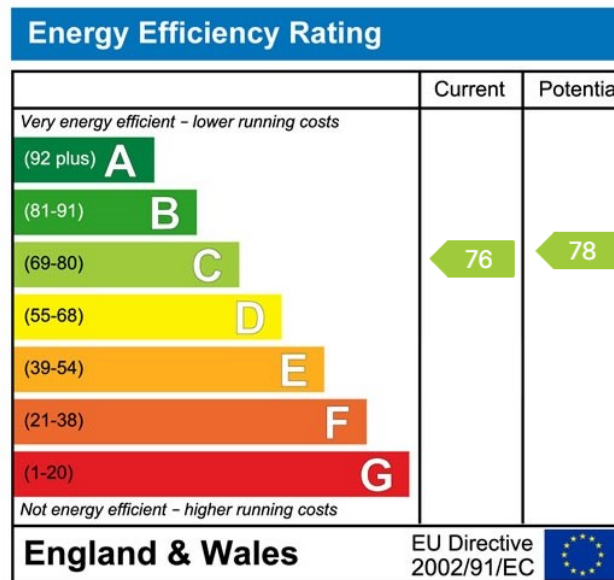


Ground Floor



Measurements are approximate. Not to scale. Dimensions approximate only.  
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- VERY WELL PROPORTIONED & NICELY PRESENTED, APARTMENT
- MERRY HILL SHOPPING COMPLEX & BRIERLEY HILL HIGH STREET CLOSE BY
- IDEAL FOR FIRST TIME BUYERS
- NO UPWARD CHAIN
- TWO BEDROOMS
- SECURE FIRST FLOOR POSITION
- ALLOCATED OFF ROAD PARKING



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