





Taylors

14 Albion Street, Brierley Hill, DY5 3EE

Offers In Region Of £110,000

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A VERY WELL PROPORTIONED & DECEPTIVELY SPACIOUS, TWO BEDROOM APARTMENT enjoying an EASILY ACCESSIBLE GROUND FLOOR POSITION within this MODERN DEVELOPMENT, and furthermore encompassing a GOOD SIZED & MOST APPEALING layout of accommodation with Double Glazing & Electric Storage Heating. This WELL ARRANGED PROPERTY is ATTRACTIVELY DECORATED throughout and together with being for sale with NO UPWARD CHAIN, offers an EXCITING OPPORTUNITY for FIRST TIME BUYERS or those wishing to downsize to purchase a LOVELY APARTMENT which is 'turn-key-ready', low Maintenance and all together offers the IDEAL COMBINATION of modern living, manageable living costs and a hugely convenient residential location. The PROPERTY is being sold with a SHARE OF THE FREEHOLD, and is conveniently situated within the popular town of Brierley Hill, which has a FANTASTIC RANGE of LOCAL AMENITIES, SCHOOLING & Regular Transport Links close by, together with having both Brierley Hill High Street & Merry Hill Shopping Complex within walking distance. The later of which is home to a VARIETY of SHOPS, Retailers & Restaurants and furthermore also has a CINEMA & BOWLING ALLEY. An EARLY VIEWING is ADVISED if to appreciate the accommodation on offer, which may also appeal to BUY-TO-LET INVESTORS, and in brief comprises: Flats Own Reception Hall, Spacious Sitting Room, Modern Well Fitted Kitchen, Two Well Proportioned Bedrooms & White Suite House Shower Room. Furthermore THIS NICELY MAINTAINED APARTMENT is complimented with a Communal Hall, Stairs & Landing, Double Glazing, Electric Storage Heating, Allocated Off Road Parking & Communal Gardens & Grounds.

ROOM DIMENSIONS

Flats Own Hall

Spacious Sitting Room - 4.37m x 3.27m (14'4" x 10'8")

Modern Well Fitted Kitchen - 3.4m x 1.95m (11'1" x 6'4")

Bedroom 1 - 3.38m x 3.28m (11'1" x 10'9")

Bedroom 2 - 2.15m x 2.13m (7'0" x 6'11")

White Suite Shower Room - 3m x 1.26m (9'10" x 4'1")

EXTERNALLY WITH

Allocated Off Road Parking

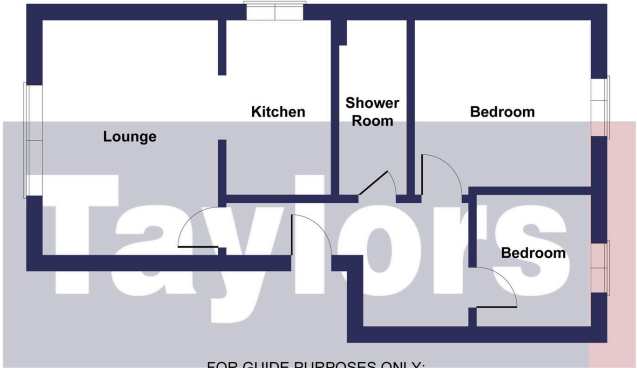
Communal Gardens / Grounds

Shared Hall, Landing & Stairs

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: The property is being sold with a share of the Freehold & an annual service charge of £800 per year.



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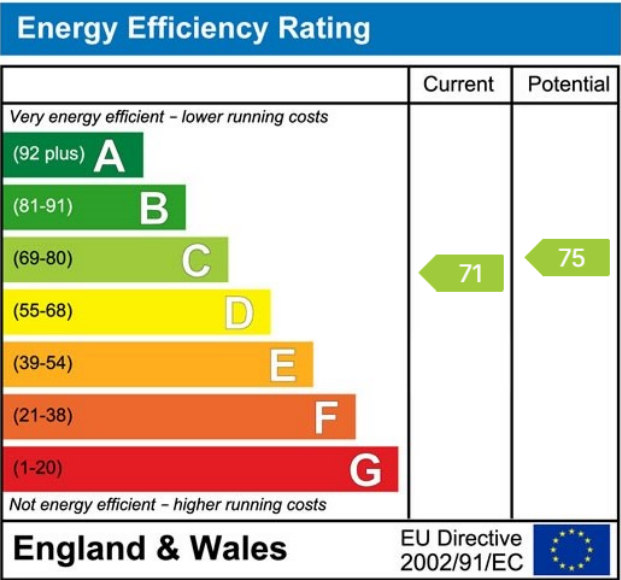


FOR GUIDE PURPOSES ONLY:

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).



- VERY WELL PROPORTIONED & DECEPTIVELY SPACIOUS APARTMENT
- BEING SOLD WITH A SHARE OF THE FREEHOLD
- TWO GOOD SIZED BEDROOMS
- WHITE SUITE SHOWER ROOM
- MERRY HILL SHOPPING COMPLEX CLOSE BY
- EASILY ACCESSIBLE GROUND FLOOR POSITION
- NO UPWARD CHAIN
- MODERN WELL FITTED KITCHEN
- BRIERLEY HILL HIGH STREET WITHIN WALKING DISTANCE
- IDEAL FOR FIRST TIME BUYERS, BUY-TO-LET INVESTORS OR THOSE WISHING TO DOWNSIZE



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.