

PTN Estates

Residential Sales & Lettings



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208 Waterfront West, , Brierley Hill, DY5 1LZ

£78,500

A striking second-floor apartment set within a stunning canal-side development, offered to investors only and sold with a tenant in situ, providing an immediate rental return.

The accommodation comprises a spacious double bedroom, a bright and welcoming open-plan lounge, and a fitted kitchen complete with integrated appliances including an oven, hob, fridge/freezer, and washing machine. The modern bathroom features a white suite with a shower over the bath.

Further benefits include electric heating, uPVC double glazing, an intercom entry system, attractive communal gardens, and allocated parking. The development enjoys a desirable waterside setting while remaining conveniently located for local amenities and transport links.

An excellent buy-to-let opportunity in a sought-after location.

hallway 1.09 x 2.10 (max)

Welcoming hallway with laminate wood flooring, ceiling light point, and a storage cupboard housing the hot water tank, with doors leading to the bedroom, bathroom, and open plan lounge/kitchen.

lounge/kitchen 3.05 x 6.81 (max)

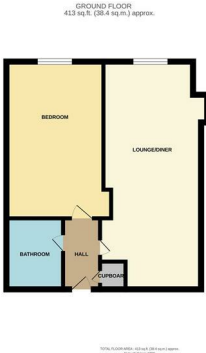
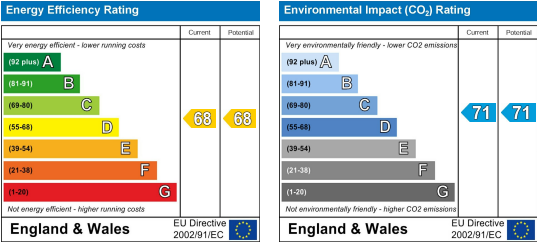
Open plan living and kitchen area featuring white high-gloss wall and base units, electric oven & hob with extractor, and integrated fridge/freezer and washing machine. Benefits include double glazed windows, electric room heater, intercom entry system, and laminate wood flooring throughout, complemented by three ceiling light points and a stainless steel single drainer sink.

bedroom 3.08 x 4.64 (max)

A well-proportioned bedroom with double glazed window, electric room heater, carpeted flooring, and ceiling light point, offering a warm and comfortable space.

bathroom 1.67 x 2.07 (max)

A well-presented bathroom comprising a panelled bath with power shower over, tiled splash-back surrounds, extractor fan and enclosed ceiling light. Finished with low-maintenance vinyl flooring, providing a clean and practical space.



Accuracy of Brochures

PTN Estates understands that these sales particulars have been prepared in accordance with the Property Misdescriptions Act 1991. However, please be advised we may not have obtained vendor approval and therefore any fixtures and fittings listed within these sales particulars may not be included in the sale. We would therefore advise any purchaser to refer to the fixtures and fittings form provided by their solicitor and would suggest any queries are raised with their solicitor prior to an exchange of contracts.

Services/Disclaimer

Please note that it is not company policy to test any services or appliances offered for sale and these should be verified by the purchasers. These details do not constitute any part of any offer or contract. All measurements and floorplans are approximate and for guidance purposes only. No responsibility is taken for any errors, omissions or misstatements. In addition, no statement in these details is to be relied upon as representations of fact and the purchaser should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained in these details.

Transparency

We will always refer our purchasers and sellers to local reputable solicitors either Glover Priest, Barry Green, Stephenson's or Waldrons. It is your decision whether you choose to instruct them. Should you decide to use them, please be aware that we will receive a referral fee of between £60 & £75 for recommending you. We routinely instruct K Hadley to carry out the Energy Performance Certificate on your behalf. It is your decision whether you instruct us. In making that decision, you should be aware that we receive preferential rates allowing us to benefit by £35.25 per transaction.