



Taylors

North Street, Brierley Hill, DY5 3SJ

Offers In Region Of £120,000

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A SUPERBLY PRESENTED & VERY WELL PROPORTIONED, MODERN STYLE, TWO BEDROOM APARTMENT enjoying an ENVIABLE & EASILY ACCESSIBLE GROUND FLOOR POSITION within this MODERN & SOUGHT AFTER 'BARRATS HOMES' DEVELOPMENT, which has an EXCELLENT RANGE of Regular Transport Links & Local Amenities within walking distance. This DELIGHTFULLY ARRANGED & INCREDIBLY SPACIOUS PROPERTY is SPLENDIDLY MAINTAINED throughout and furthermore is perfectly suited for FIRST TIME BUYERS looking to get onto the property ladder, BUY-TO-LET INVESTORS looking for an Astute Buy-to-let Investment or DOWNSIZERS wishing to scale down. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: Security Controlled Communal Approach, Flats Own Hall, Spacious Lounge, Modern Light Oak Style Well Fitted Dining Kitchen, Two Well Proportioned & Nicely Decorated Bedrooms and Attractively Appointed House Shower Room. Externally with Allocated Off Road Parking, Double Glazing and Well Maintained Communal Gardens & Grounds.

ROOM DIMENSIONS (Measurements taken at widest available points)

Flats Own Hall

Attractive Sitting Room - 5.61m x 4.47m (18'5" x 14'8")

Modern Well Fitted Kitchen - 4.42m x 1.85m (14'6" x 6'1")

Bedroom 1 - 4.32m x 2.72m (14'2" x 8'11")

Bedroom 2 - 3.28m x 2.01m (10'9" x 6'7")

Delightfully Appointed Shower Room

OUTSIDE

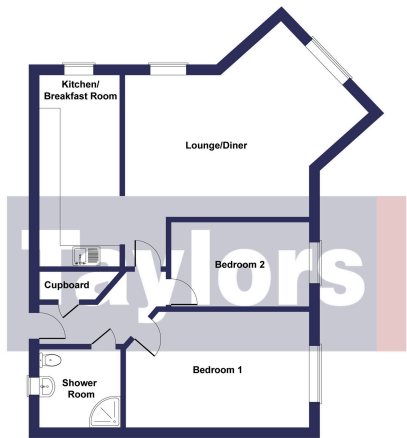
Allocated Off Road Parking

Well Maintained Communal Gardens & Grounds

EPC: C. Council Tax Band: B. Mains Electrical & Mains Water services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard & superfast 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 Leasehold with 136 years remaining on the lease, an annual ground rent of £273 per year and annual service charge of £1281.96 per year. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage AML checks on our behalf if you have an offer accepted on this property (£48 per buyer).

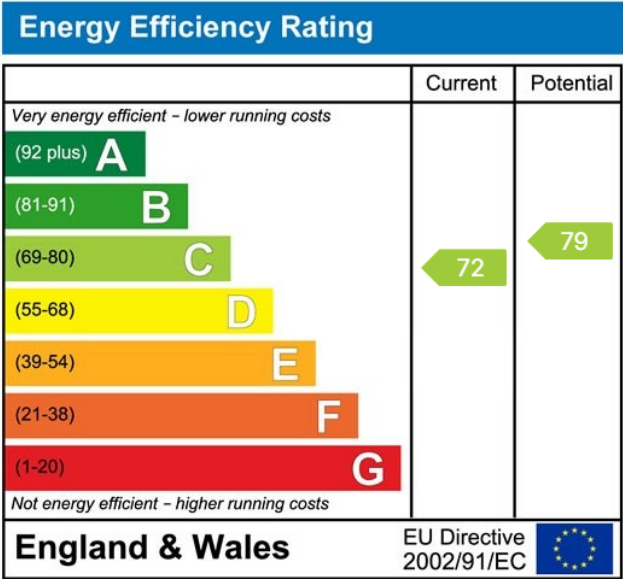


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FOR GUIDE PURPOSES ONLY:
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or 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).

- SUPERBLY PRESENTED & IMMACULATLY MAINTAINED APARTMENT
- TWO WELL PROPORTIONED & NICELY DECORATED BEDROOMS
- MERRY HILL SHOPPING COMPLEX CLOSE BY
- MODERN WELL FITTED DINING KITCHEN
- DECEPTIVELY SPACIOUS LAYOUT WITH DOUBLE GLAZING
- EASILY ACCESSIBLE GROUND FLOOR POSITION WITHIN THIS MODERN DEVELOPMENT
- PLEASANTLY SITUATED WITHIN WALKING DISTANCE OF BRIERLEY HILL HIGH STREET
- PERFECTLY SUITED FOR FIRST TIME BUYERS OR THOSE LOOKING TO DOWNSIZE
- ATTRACTIVELY APPOINTED WHITE SUITE SHOWER ROOM
- ALLOCATED OFF ROAD PARKING AND WELL MAINTAINED COMMUNAL GARDENS & GROUNDS



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.