



Taylor's

96 Bisell Way, Brierley Hill, DY5 2RZ

Offers In Region Of £95,000

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This WELL PROPORTIONED & MOST APPEALING APARTMENT enjoys a LOVELY GROUND FLOOR SETTING within this SOUGHT AFTER DEVELOPMENT, and furthermore affords a WELL ARRANGED layout of DOUBLE GLAZED accommodation, of which is PERFECTLY SUITED for FIRST TIME BUYERS looking to get onto the property ladder or INVESTORS looking to purchase an ASTUTE BUY-TO-LET INVESTMENT. This DECEPTIVELY SPACIOUS FLAT is ideally situated for a FANTASTIC RANGE of TRANSPORTION LINKS & LOCAL AMENITIES (Such as Merry Hill Shopping Complex, Stourbridge Town Centre & Brierley Hill High Street), and in brief comprises: Entrance Porch, Sitting Room, Modern Re-Fitted Kitchen, Inner Hall, Generous Double Bedroom with Fitted Wardrobes, Well Appointed White Suite Bathroom and Lovely Communal Grounds, Gardens & Parking Areas. NO ON-GOING CHAIN!

ROOM DIMENSIONS

Entrance Porch

Sitting Room - 3.63m x 3.35m (11'10" x 10'11")

Modern Well Fitted Kitchen - 3.93m x 1.61m (12'10" x 5'3")

Inner Hall

Bedroom - 2.79m x 2.56m (9'1" x 8'4")

White Suite Bathroom - 2.28m x 1.65m (7'5" x 5'4")

(Measurements taken at widest available points)

OUTSIDE

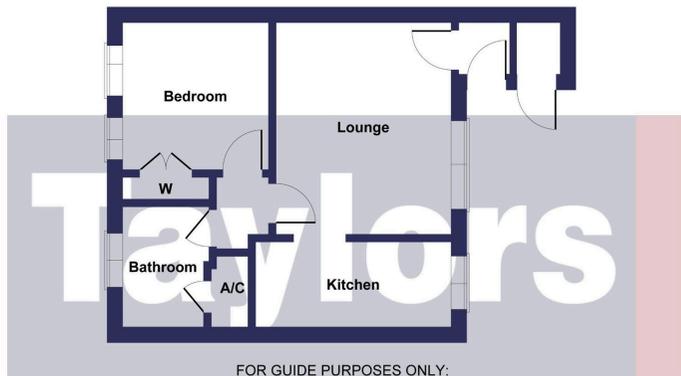
Communal Gardens & Grounds

Communal Parking Areas

EPC: D. Council Tax Band: A. Mains electric, Mains Sewerage & Mains Water is 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 Leasehold and will have a 125 Year lease upon completion. There is an annual service charge of approximately £1,169.04 per year (no ground rent payable) (All leasehold information should be clarified by any potential buyers conveyancing solicitor). 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).



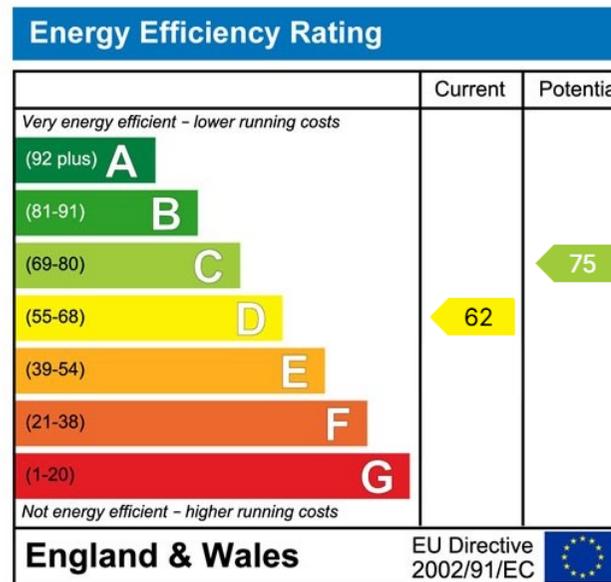
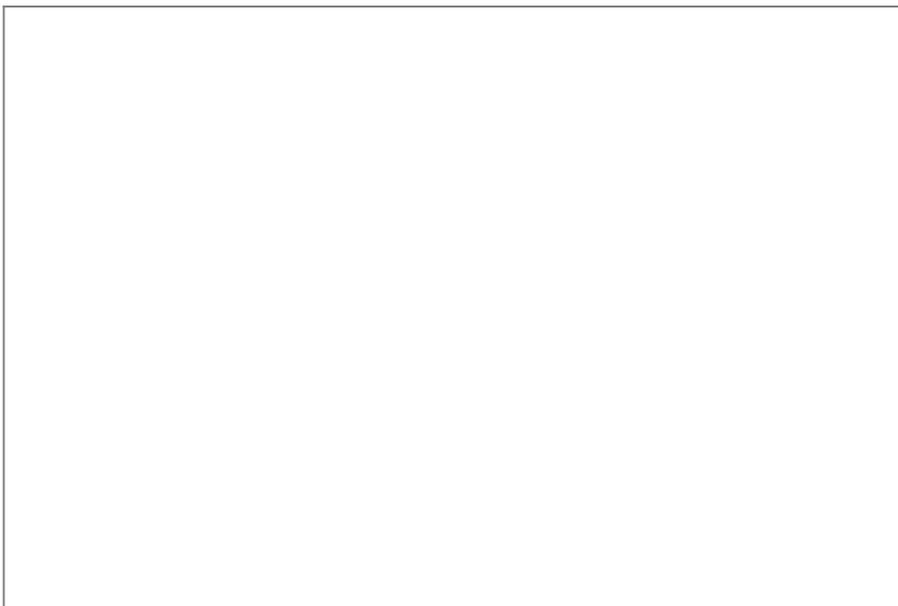
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FOR GUIDE PURPOSES ONLY:

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).

- WELL PROPORTIONED & MOST APPEALING GROUND FLOOR APARTMENT
- NO UPWARD CHAIN
- GENEROUS DOUBLE BEDROOM WITH FITTED WARDROBES
- MODERN WELL FITTED KITCHEN
- SOUGHT AFTER DEVELOPMENT
- MERRY HILL SHOPPING COMPLEX CLOSE BY
- IDEAL FOR FIRST TIME BUYERS
- MAY MAKE AN ASTUTE BUY-TO-LET INVESTMENT
- EARLY VIEWING ADVISED
- WHITE SUITE BATHROOM



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.