



Taylors

Moor Street, Brierley Hill, DY5 3SP

Offers In Region Of £125,000

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This ATTRACTIVELY PRESENTED & VERY WELL PROPORTIONED, MODERN STYLE APARTMENT enjoys a FANTASTIC & EASILY ACCESSIBLE GROUND FLOOR POSITION within this POPULAR & DESIRABLE 'BARRATS HOMES' DEVELOPMENT, which has BRIERLEY HILL HIGH STREET & MERRY HILL SHOPPING complex within walking distance. This WELL ARRANGED & DECEPTIVELY SPACIOUS PROPERTY is perfectly suited for FIRST TIME BUYERS looking to get onto the property ladder, BUY-TO-LET INVESTORS or those wishing to downsize, and combined with being for sale with NO UPWARD CHAIN, in brief comprises: Security Controlled Communal Approach, Flats Own Hall, Spacious & Nicely Decorated Lounge with Dining Area, Modern Well Fitted Kitchen, Two Good Sized & Well Proportioned Bedrooms & White Suite Primary Bathroom. Furthermore with Allocated Off Road Parking, Double Glazing and Well Maintained Communal Gardens & Grounds.

ROOM DIMENSIONS

Flats Own Reception Hall

Spacious & Attractive Lounge with Dining Area - 5.28m x 3.82m (17'3" x 12'6")

(Measurements taken at widest available points)

Modern Well Fitted Kitchen - 3.14m x 2.24m (10'3" x 7'4")

(Measurements taken at widest available points)

Bedroom 1 - 3.06m x 3.01m (10'0" x 9'10")

Bedroom 2 - 2.98m x 2.63m (9'9" x 8'7")

(Measurements taken at widest available points)

White Suite Bathroom - 1.94m x 1.77m (6'4" x 5'9")

OUTSIDE

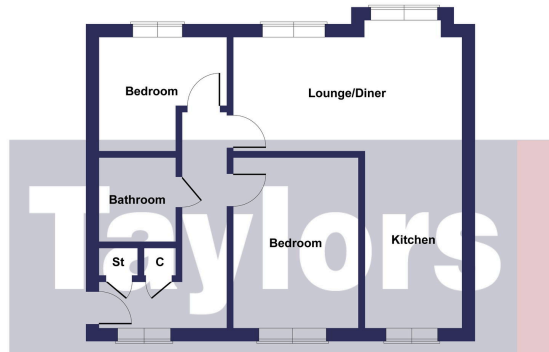
Allocated Off Road Parking

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 & 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 with 137 years remaining on the lease, an annual ground rent of £237.38 per year and annual service charge of £1391.42 per year.



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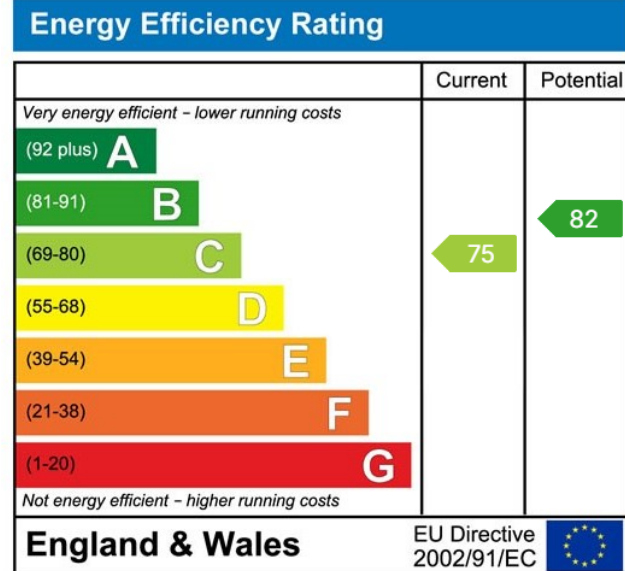


FOR GUIDE PURPOSES ONLY:

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).



- ATTRACTIVELY PRESENTED & VERY WELL PROPORTIONED, MODERN STYLE APARTMENT
- FANTASTIC & EASILY ACCESSIBLE GROUND FLOOR POSITION
- MERRY HILL SHOPPING COMPLEX CLOSE BY
- TWO WELL PROPORTIONED BEDROOMS
- PERFECT FOR FIRST TIME BUYERS OR THOSE WISHING TO DOWNSIZE
- MODERN WELL FITTED KITCHEN
- POPULAR & DESIRABLE 'BARRATS HOMES' DEVELOPMENT
- BRIERLEY HILL HIGH STREET WITHIN WALKING DISTANCE
- EARLY VIEWING ESSENTIAL
- MAY MAKE AN ASTUTE BUY-TO-LET INVESTMENT



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.