



**Taylor's**

# Madison Avenue, Brierley Hill, DY5 1TZ

Offers In Region Of £150,000

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A LUXURY, STYLISHLY PRESENTED & RECENTLY DECORATED, TWO BEDROOM APARTMENT enjoying a SECURE TOP / SECOND FLOOR POSITION within this MODERN & DESIRABLE DEVELOPMENT, and furthermore encompassing a VERY WELL PROPORTIONED & INCREDIBLY SPACIOUS layout of accommodation with Double Glazing & Gas Central Heating. This STUNNING PROPERTY is PERFECTLY SUITED for YOUNG PROFESSIONALS or the more DISCERNING FIRST TIME BUYERS looking to get onto the property ladder and seeking a VERY WELL ARRANGED HOME which is IMMACULATELY MAINTAINED throughout, and altogether offers the PERFECT combination of MODERN LIVING, 'Ready-to-move-into' accommodation and a HUGE CONVENIENT RESIDENTIAL LOCATION. 'Madison Avenue' forms part of this MODERN & POPULAR Development which is located within this SOUGHT AFTER RESIDENTIAL LOCATION, which has an EXTENSIVE RANGE of REGULAR TRANSPORT LINKS & LOCAL AMENITIES close by, together with having Merry Hill Shopping Complex which houses a FANTASTIC ARRAY of Shops, Stores & Restaurants within a short walking distance. An EARLY VIEWING is ESSENTIAL if to appreciate the standard of the accommodation on offer, which in brief comprises: Flats Own Reception Hall (with loft access), Luxury Well Fitted Kitchen being OPEN PLAN to a Spacious Lounge Diner (Dining Area with Juliette Balcony), Two Large & Well Proportioned Bedrooms (Both of which furnished with a Comprehensive range of Fitted Wardrobes), Modern En-Suite Shower Room to Master Bedroom and White Suite Principal Bathroom. This LOVELY PROPERTY is for sale with NO UPWARD CHAIN and also has the benefit of both Allocated & Visitor Off Road Parking and Well Maintained Communal Gardens & Grounds.

**ROOM DIMENSIONS** (Measurements taken at widest available points)

**Flats Own Hall**

**Modern Well Fitted Kitchen** - 2.52m x 2.01m (8'3" x 6'7")

**Lounge Area** - 4.86m x 4m (15'11" x 13'1")

**Dining Area** - 2.94m x 2.94m (9'7" x 9'7")

**Bedroom 1** - 4.49m x 2.85m (14'8" x 9'4")

**En-Suite Shower Room** - 1.99m x 1.58m (6'6" x 5'2")

**Bedroom 2** - 4.22m x 2.25m (13'10" x 7'4")

**White Suite Principal Bathroom** - 1.99m x 1.64m (6'6" x 5'4")

**OUTSIDE**

**Allocated & Visitor Off Road Parking**

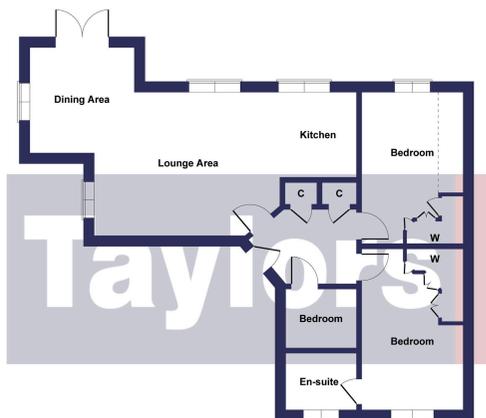
**Well Maintained Communal Grounds**

EPC: C. Council Tax Band: B. All main 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 125 years remaining on the lease (Expiry Date: 01/01/2152), a yearly ground rent of £70 per annum and an annual Service Charge of £2149.62 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).

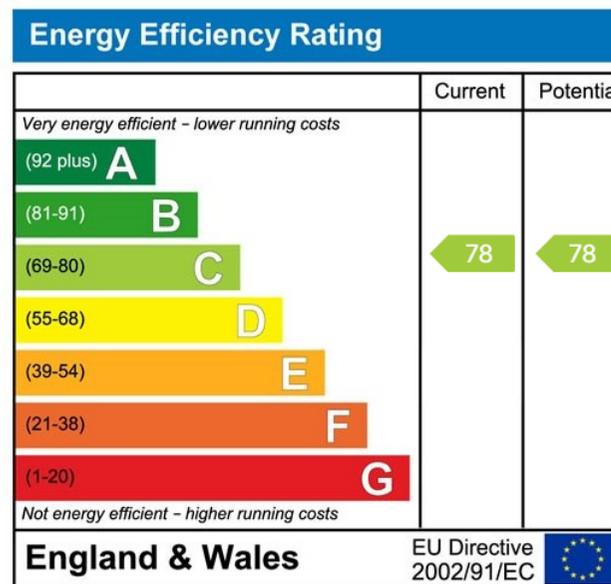


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FOR GUIDE PURPOSES ONLY:  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission,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

- LUXURY & BEAUTIFULLY PRESENTED, TOP FLOOR APARTMENT
- NO UPWARD CHAIN
- MODERN WELL FITTED KITCHEN BEING OPEN PLAN TO A SPACIOUS LOUNGE AREA
- TWO LARGE & WELL PROPORTIONED BEDROOMS
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- WELL APPOINTED WHITE SUITE PRINCIPAL BATHROOM
- MERRY HILL SHOPPING COMPLEX WITHIN WALKING DISTANCE
- EARLY VIEWING ESSENTIAL
- BOTH OF THE BEDROOMS FURNISHED WITH A COMPREHENSIVE RANGE OF FITTED WARDROBES
- PERFECT FOR YOUNG PROFESSIONALS, FIRST TIME BUYERS 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.