



Taylors

Brompton Drive, Amblecote, Brierley Hill, DY5 3NZ

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A DECEPTIVELY SPACIOUS & VERY WELL PROPORTIONED, TWO BEDROOM MAINSONETTE enjoying a SECURE FIRST FLOOR POSITION within this EXTREMELY SOUGHT AFTER RESIDENTIAL LOCATION, and furthermore encompassing a NICELY ARRANGED & MOST APPEALING Layout of accommodation with Majority Double Glazing. This GOOD SIZED PROPERTY is for sale to CASH BUYERS ONLY (With 53 Years remaining on the Lease), and would make a FANTASTIC INVESTMENT OPPORTUNITY for Buy-To-Let Investors or alternatively make a LOVELY HOME for those wishing to DOWNSIZE. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: Entrance Hall, Stairs & Landing, Good Sized Sitting Room, Spacious Fitted Kitchen, Two Large & Well Proportioned Bedrooms (Master Bedroom with Range of Fitted Wardrobes) and Modern Re-Appointed White Suite Bathroom. Externally the property benefits from an Allocated Off Road Parking Space & is located within the POPULAR RESIDENTIAL AREA of Amblecote / Brierley Hill, which has an EXCELLENT RANGE of Local Amenities (Such as Merry Hill Shopping Complex), Desirable Schooling & Regular Transport Links (Such as Stourbridge Junction Train Station) close by, together with having Brompton / Blake Hall Park within walking distance.

ROOM DIMENSIONS (Measurements taken at widest available points)

Entrance Hall, Stairs & Landing

Fitted Kitchen - 3.66m x 2.41m (12'0" x 7'10")

Spacious Sitting Room - 4.96m x 3.55m (16'3" x 11'7")

Bedroom 1 - 3.81m x 3.01m (12'6" x 9'10")

Bedroom 2 - 3.03m x 3m (9'11" x 9'10")

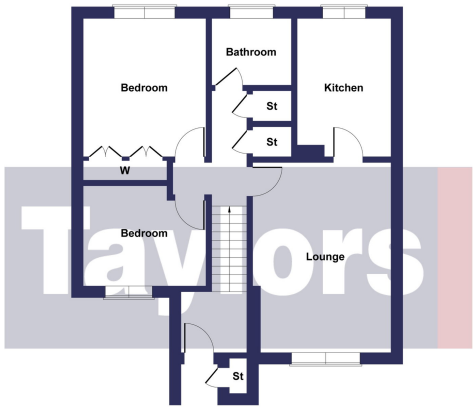
Modern White Suite Bathroom - 1.97m x 1.71m (6'5" x 5'7")

Allocated Off Road Parking

EPC: D. Council Tax Band: B. All main 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 53 Years left remaining on the lease (hence Cash Buyers Only). The Lease expiry Date is 25/12/2079. There is currently NO SERVICE CHARGE payable but there is an annual Ground Rent of £60 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).

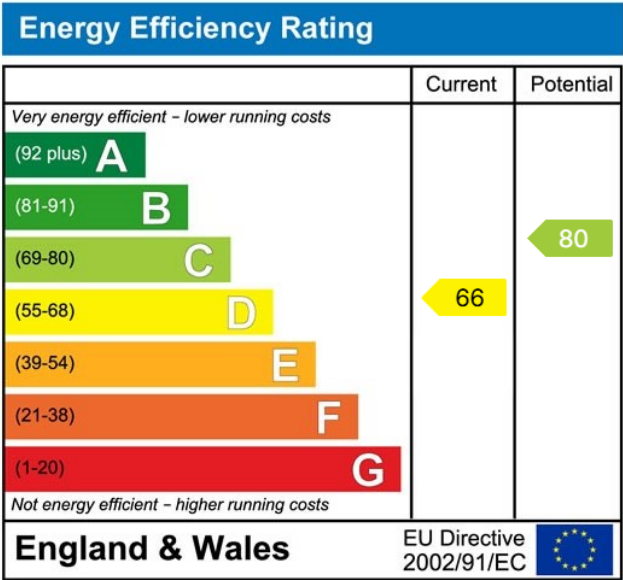


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FOR GUIDE PURPOSES ONLY:
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or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

- WELL PROPORTIONED & DECEPTIVELY SPACIOUS MAISONETTE
- CASH BUYERS ONLY
- TWO GOOD SIZED BEDROOMS
- EXTREMELY POPULAR RESIDENTIAL LOCATION
- EXCELLENT BUY-TO-LET OPPORTUNITY
- SECURE FIRST FLOOR POSITION
- 53 YEARS REMAINING ON LEASE
- MODERN RE-APPOINTED BATHROOM
- MAY SUIT THOSE WISHING TO DOWNSIZE
- FANTASTIC RANGE OF LOCAL AMENITIES CLOSE BY



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.