



Taylors

Bagleys Road, Amblecote, Brierley Hill, DY5 2PL

Offers In Region Of £100,000

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A STYLISHLY PRESENTED & BEAUTIFULLY IMPROVED, WELL MAINTAINED APARTMENT enjoying a SECURE FIRST FLOOR POSITION within this POPULAR DEVELOPMENT, and furthermore encompassing a MOST APPEALING layout of DOUBLE GLAZED accommodation. This IMMACULATELY MAINTAINED FLAT is for sale with NO UPWARD CHAIN and furthermore is PERFECTLY SUITED for FIRST TIME BUYERS looking to get onto the property ladder or INVESTORS looking to acquire an ASTUTE BUY-TO-LET INVESTMENT. This DECEPTIVELY SPACIOUS PROPERTY is conveniently situated for an EXCELLENT RANGE of TRANSPORT LINKS & LOCAL AMENITIES (Such as Merry Hill Shopping Complex), together with being centrally located to both Stourbridge Town Centre & Brierley Hill High Street. An EARLY INTERNAL VIEWING is advised if to appreciate the accommodation on offer, which in brief comprises: Stylish Sitting Room, Modern Well Fitted Kitchen, Inner Hall, Generous Double Bedroom with Fitted Wardrobes & Attractive White Suite Bathroom. Furthermore with Well Maintained Communal Grounds, Gardens & Parking Areas.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £40 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

#### ROOM DIMENSIONS

**Stylish Sitting Room** - 3.7m x 3.36m (12'1" x 11'0")

**Modern Well Fitted Kitchen** - 4.01m x 1.61m (13'1" x 5'3")

#### Inner Hall

**Generous Double Bedroom** - 2.82m x 2.55m (9'3" x 8'4")

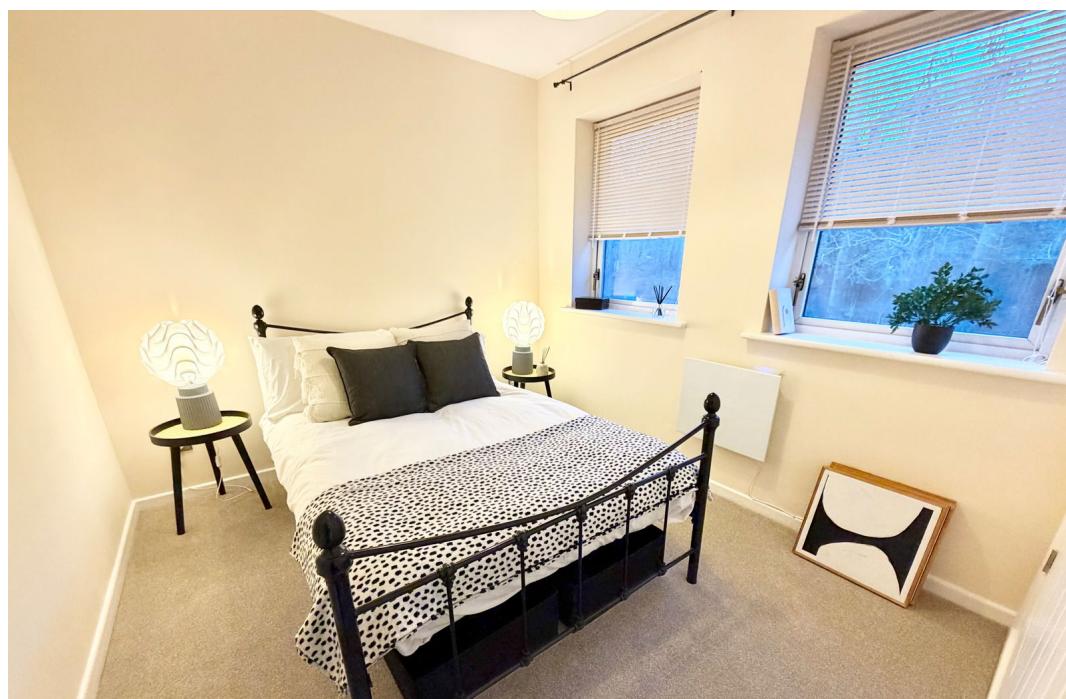
**Attractive White Suite Bathroom** - 2.27m x 1.69m (7'5" x 5'6")

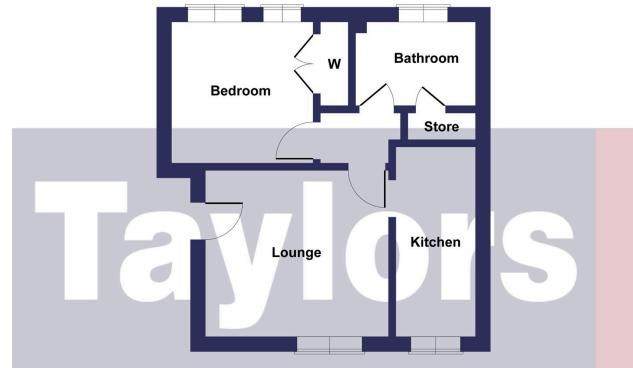
(Measurements taken at widest available points)

#### OUTSIDE

#### Communal Gardens, Grounds & Parking Areas

EPC: E. Council Tax Band: A. 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 an annual ground rent of £160 per year and a yearly service charge of £690 per annum. There are also 87 years remaining on the lease.





FOR GUIDE PURPOSES ONLY:

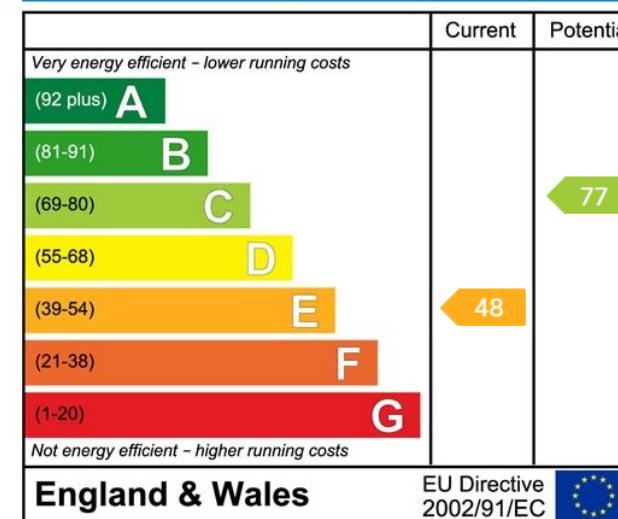
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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).



- STYLISHLY PRESENTED & BEAUTIFULLY IMPROVED FLAT
- NO UPWARD CHAIN
- MODERN WELL FITTED KITCHEN
- ATTRACTIVE WHITE SUITE BATHROOM
- COMMUNAL GARDENS, GROUNDS & PARKING AREAS
- PERFECT FOR FIRST TIME BUYERS
- MAY MAKE AN ASTUTE BUY-TO-LET INVESTMENT
- EXCITING OPPORTUNITY TO GET ONTO THE PROPERTY LADDER
- EARLY VIEWING ADVISED
- FANTASTIC RANGE OF AMENITIES & TRANSPORT LINKS CLOSE BY

### Energy Efficiency Rating



**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.