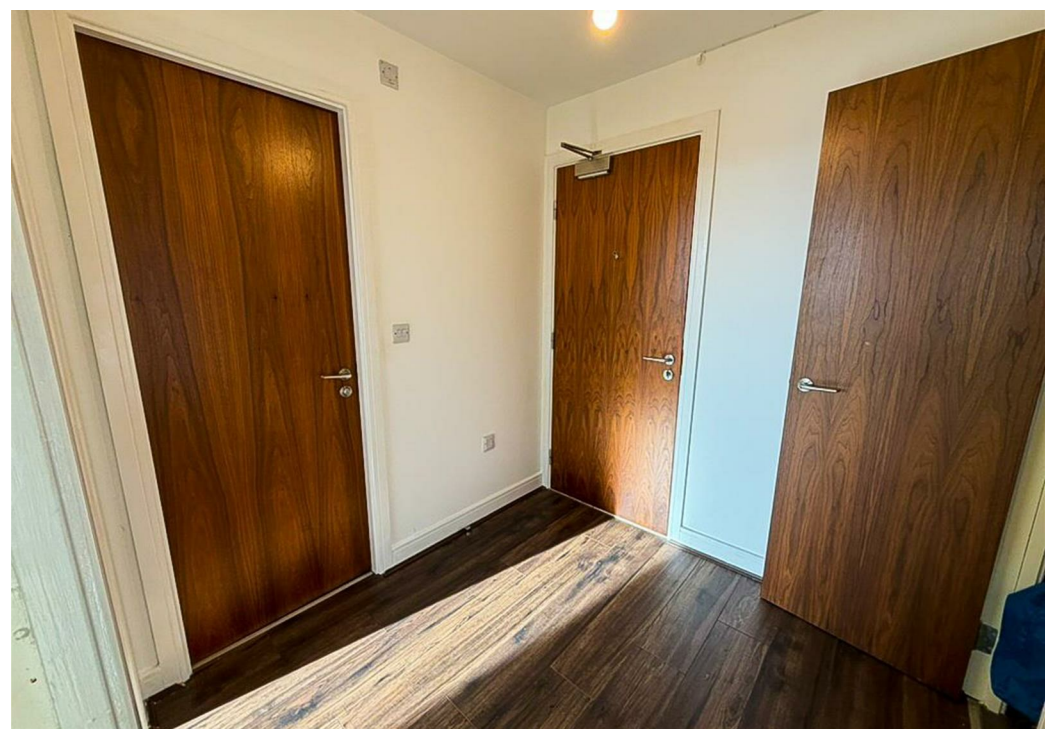
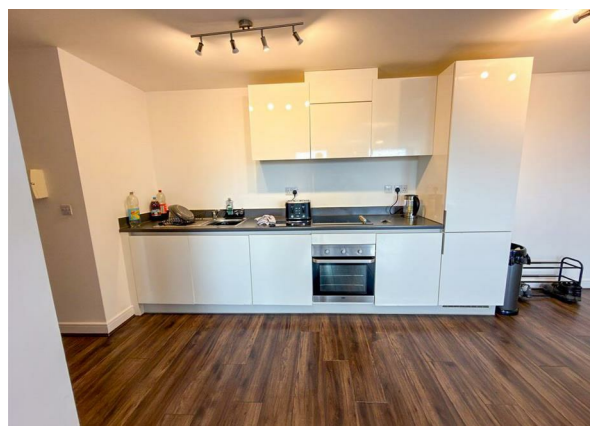
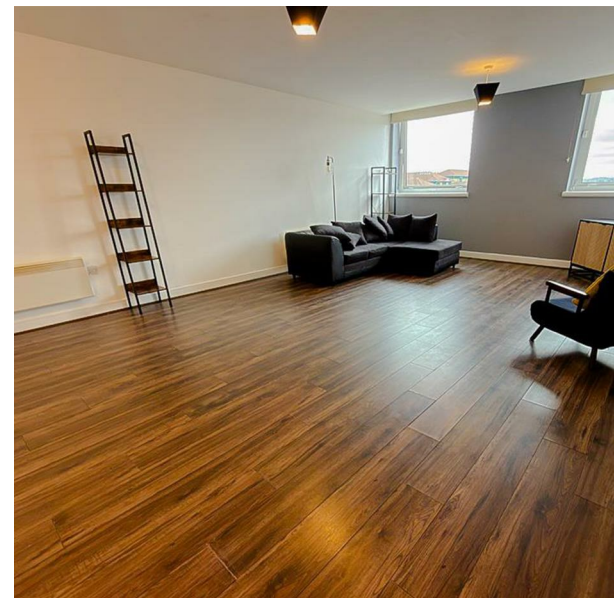


Apartment 117, Waterfront West, Brierley Hill, DY5 1LY
£970 Per Month



Apartment 117, Waterfront West, Brierley Hill, DY5 1LY

£970 Per Month
Council Tax Band: D

At approximately 850 sq ft, this is one of the largest apartments in the building — a scale that's immediately obvious in the expansive open-plan living space, with room for both a full lounge and dining area alongside the kitchen.

Built in 2016, the apartment is presented in excellent condition throughout, with wood-effect flooring across the main living space and a contemporary white gloss kitchen with dark worktops, integrated fridge-freezer, washing machine, and oven and hob. The dual-aspect living area enjoys natural light from two sets of windows, along with the development's standout feature: attractive waterside views.

Both bedrooms are generous doubles, carpeted for comfort and fitted with roller blinds, and the modern bathroom is tastefully appointed. The apartment also benefits from allocated parking for one vehicle.

The location is a major draw. Merry Hill shopping centre is within easy reach, and the new Brierley Hill metro extension — currently under construction — will further improve connections to Dudley, Wednesbury and the wider West Midlands network, making this an excellent long-term prospect for commuters.

Deposit: £1,095 | Available immediately | EPC & council tax band available on request

Lounge / Diner

24'3" x 21'3" (7.4 x 6.5)

A large Lounge / Diner / Kitchen area with more than enough space for your living requirements. Lots of natural light come into this room from the two windows.

sink, bath with shower attached, and heated towel rail. A new mirrored wall storage cabinet has just been fitted.

Kitchen

An equipped kitchen with ceramic hob, integrated fridge freezer, integrated washing machine and integrated oven and hood all included.

Bedroom 1

17'0" x 9'10" (5.2 x 3)

Large bedroom with plenty of space for storage and dressing furniture.

Bedroom 2

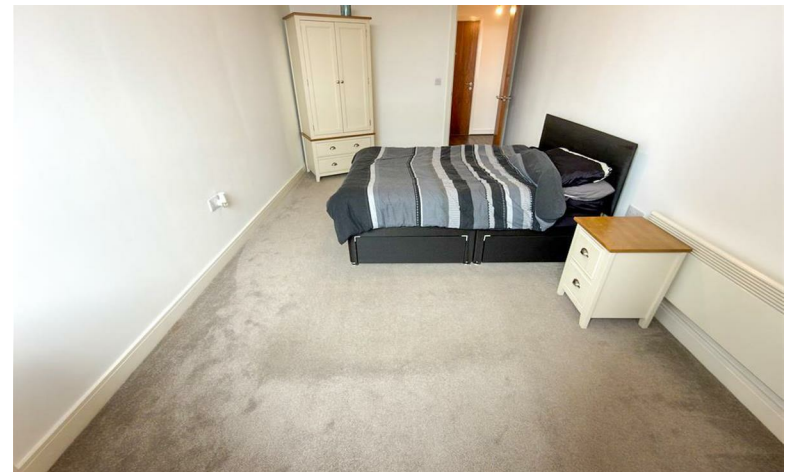
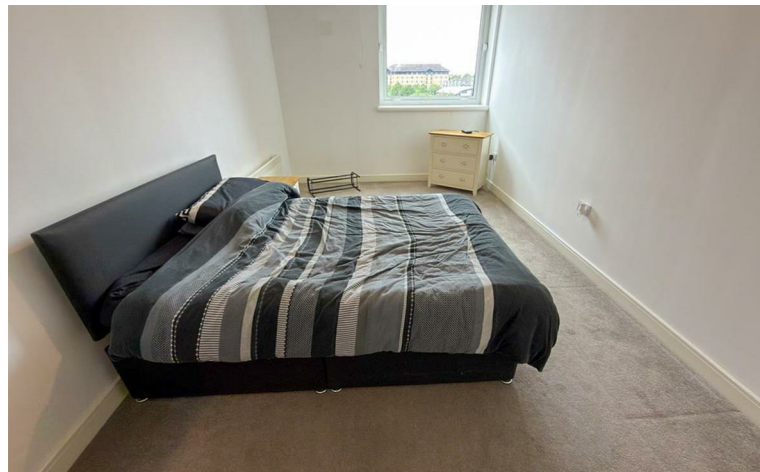
17'0" x 9'6" (5.2 x 2.9)

Large bedroom with plenty of space for storage and dressing furniture.

Bathroom

6'10" x 5'6" (2.10 x 1.7)

Modern bathroom in good condition. Comes with





Floor Plan
Floor area 80.9 sq.m. (870 sq.ft.)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	