



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



THE VISITOR

# Dudley Road, Brierley Hill

Guide Price £40,000



For sale: a furnished one-bedroom flat in Brierley Hill, offered with tenant in situ and suited to investors seeking an immediately income-producing asset.

Located on Dudley Road, the property provides convenient access to local amenities and public transport links. The nearby Merry Hill Shopping Centre offers a wide range of shops, restaurants and leisure facilities, while Russells Hall Hospital is also within easy reach, making the flat well positioned for professional tenants.

The accommodation comprises an entrance hallway, a double bedroom, and a shower room. There is an open-plan reception room that provides space for living and dining. The flat is furnished.

Brierley Hill benefits from regular bus services along Dudley Road, providing connections to Dudley, Stourbridge and Birmingham. Stourbridge Town and Cradley Heath railway stations are a short drive away, offering services to Birmingham and Worcester, making regional commuting straightforward. The area also features local parks and green spaces, along with schools and everyday conveniences on and around the high street.

This flat presents an opportunity for investors looking for a ready-made rental property in a location with strong local amenities and practical transport links.

23 Bilston Street, Sedgley, West Midlands, United Kingdom, DY3 1JA | 01902 672274  
hunterssedgley@hunters.com | www.hunters.com



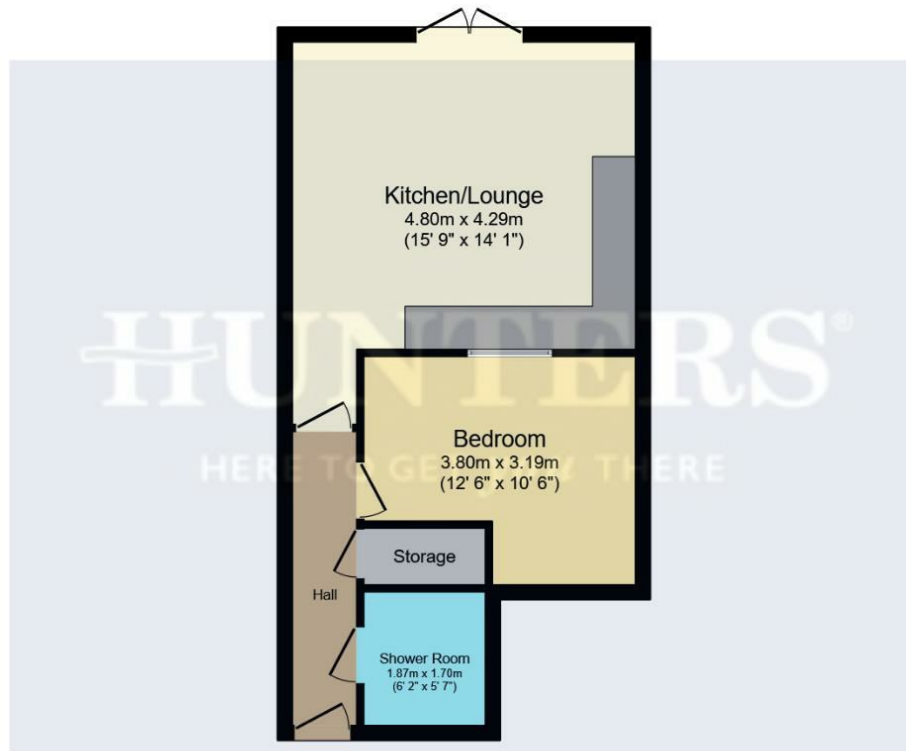
This Hunters business is independently owned and operated by (.....) | Registered Address(.....) | Registered Number: (.....) England and Wales | VAT No: (.....) with the written consent of Hunters Franchising Limited.

## KEY FEATURES

- ONE BEDROOM APARTMENT
- SOLD WITH TENANT IN SITU
- OPEN PLAN LOUNGE / KITCHEN
  - MODERN SHOWER ROOM
  - LOCAL TRANSPORT LINKS
- NEAR TO MERRYHILL SHOPPING CENTRE
- GREAT INVESTMENT OPPORTUNITY
- CALL NOW TO SECURE YOUR VIEWING





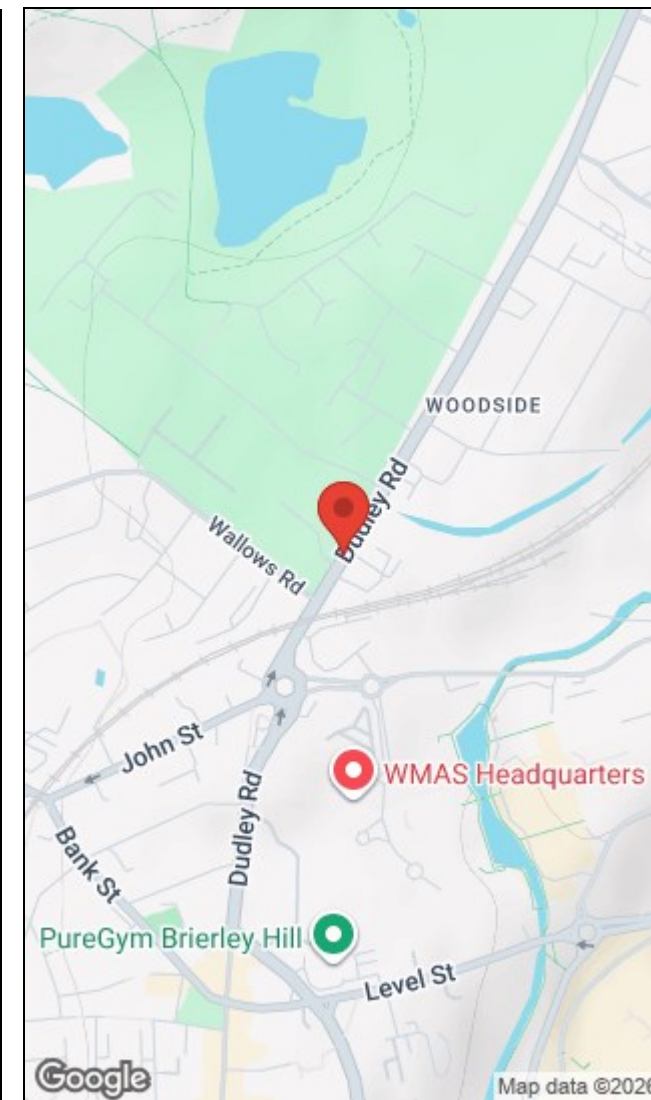


**Floor Plan**

Floor area 41.7 sq.m. (449 sq.ft.)

Total floor area: 41.7 sq.m. (449 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

23 Bilston Street, Sedgley, West Midlands, United Kingdom, DY3 1JA | 01902 672274  
 hunterssedgley@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by (.....) | Registered Address(.....) | Registered Number: (.....) England and Wales | VAT No: (.....) with the written consent of Hunters Franchising Limited.