

Taylors

Bisell Way, Brierley Hill, DY5 2RY

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A DECEPTIVELY SPACIOUS & VERY WELL PRESENTED FLAT enjoying a SECURE FIRST FLOOR POSITION within this POPULAR RESIDENTIAL LOCATION, and furthermore encompassing a NICELY PROPRTIONED & MOST APPEALING LAYOUT with DOUBLE GLAZING.

This IMMACULATELY MAINTAINED APARTMENT is for sale with NO UPWARD CHAIN, and will have an EXTENDED 99 YEAR LEASE UPON COMPLETION. The PROPERTY has an annual service charge of approximately £1,169.04 per year (no ground rent payable) (All leasehold information should be clarified by any potential buyers conveyancing solicitor).

This WELL ARRANGED PROPERTY is situated within this DESIRABLE RESIDENTIAL LOCATION, and additionally is centrally located to both Brierley Hill & Stourbridge Town Centres, combined with an EXTENSIVE RANGE of FANTASTIC AMENITIES (Such as Merry Hill Shopping Complex) & Local Transport Links (Such as Stourbridge Junction & Lye Train Stations). An EARLY INTERNAL VIEWING is ADVISED if to appreciate the accommodation on offer, which in brief comprises: Attractive Sitting Room, Well Fitted Kitchen, Inner Hall, Spacious Double Bedroom with Fitted Wardrobes and White Suite Bathroom. Furthermore with Well Maintained Communal Grounds, Gardens & Parking Areas.

ROOM DIMENSIONS (Measurements taken at widest available points)

Sitting Room - 3.61m x 3.37m (11'10" x 11'0")

Kitchen - 3.9m x 1.58m (12'9" x 5'2")

Inner Hall

Double Bedroom - 2.85m x 2.52m (9'4" x 8'3")

Bathroom - 2.24m x 1.68m (7'4" x 5'6")

OUTSIDE

Communal Gardens, Grounds & Parking Areas

EPC: D. Council Tax Band: A. Mains Water & Mains Electrical services are 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: Leasehold with 55 YEARS Remaining on the lease (CASH BUYERS ONLY) - with an annual service charge of approximately £1,169.04 per year (no ground rent payable) (All leasehold information should be clarified by any potential buyers conveyancing solicitor).

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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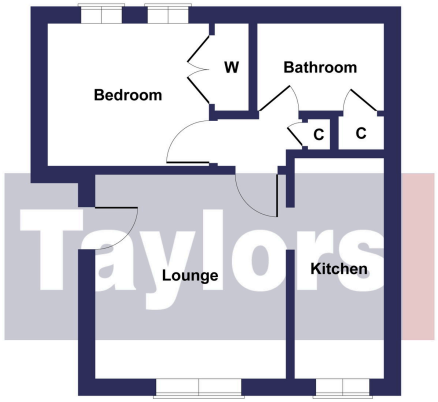
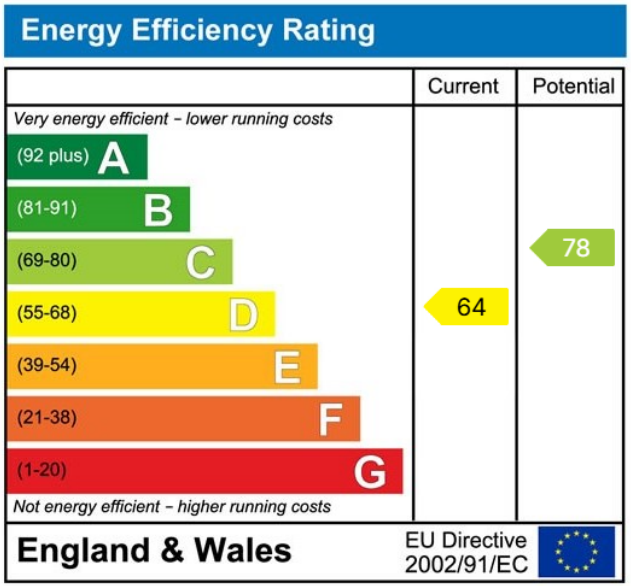


FOR GUIDE PURPOSES ONLY:
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes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

- DECEPTIVELY SPACIOUS & VERY WELL PRESENTED FLAT
- NO UPWARD CHAIN
- WELL FITTED KITCHEN
- PROPERTY WILL HAVE AN EXTENDED 99 YEARS UPON COMPLETION
- COMMUNAL GARDENS & GROUNDS
- COMMUNAL PARKING AREAS
- EARLY VIEWING ADVISED
- POPULAR RESIDENTIAL LOCATION
- MERRY HILL SHOPPING COMPLEX CLOSE BY
- CENTRALLY LOCATED TO BOTH STOURBIRDGE & BRIERLEY HILL TOWN CENTRES





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.