



69 Brierley Hill Road, Brierley Hill DY5 3TN

A one bedroom first floor apartment. Having a shared entrance with stairs to the first floor, one double bedroom, living room, fitted kitchen, bathroom, communal parking and communal garden.

Offers In The Region Of £69,950



The Property

An excellent first time purchase, downsize, first investment or addition to an existing portfolio. The property benefits from spacious living area, one double bedroom, fitted kitchen, bathroom, communal garden and communal parking.

Approach

The approach is by way of shared entrance having stairs to the first floor where number 69 is on the right hand side.

Living Room 15'3 x 11'5 (4.65m x 3.48m)

Electric fire with feature fire surround, door to inner hall, two storage cupboards, double glazed window and electric storage heater.

Inner Hall

Having an airing cupboard housing the water tank and doors to bedroom, kitchen and bathroom.

Bedroom 13'6 x 9'11 (4.11m x 3.02m)

Double glazed window and electric storage heater.

Kitchen 11'10 x 4'10 (3.61m x 1.47m)

Base units with work tops inset stainless steel sink top with drainer, built in oven with 4 ring gas hob and cooker hood, wall cupboards, plumbing for washing machine, space for fridge freezer and double glazed window.

Bathroom

Panelled bath with shower fitting, pedestal wash hand basin, low flush WC, wall and floor tiles.

Communal Garden

Lawn area.

Communal Parking

Communal parking to the rear of the property.

The Location

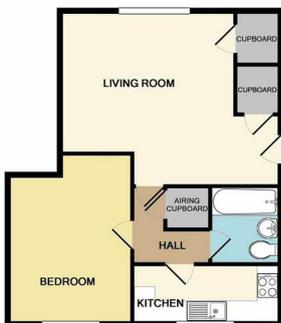
Brierley Hill Road suitable for buy to let investment based in this convenient location that suits those working nearby in Brierley Hill and the Black Country as well as the Merry Hill Centre and Waterfront Business Park.

Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

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The same also applies if we have introduced you to the services of Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee equivalent to 25% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.



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.
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