





LOCATION

Situated on a modern development in a residential area of Brierley Hill close to its borders with Cradley Heath and Netherton. Having access to Brierley Hill Town Centre with local Shops and businesses and The Merry Hill Shopping Centre. It is here on Moor Street identified by the agents to let board that the property can be found. Parking for the property can be found by turning left off Moor Street into The Breeze then right into Henzel Croft where there is access into the parking area at the rear of the property.

DESCRIPTION

This is a purpose built ground floor two bed apartment with a designated parking space. The accommodation briefly comprises of communal residents entrance hall, with access to the property which has an entrance hall, open plan living area with lounge/diner with fitted kitchen with built in cooker and hob, two bedrooms and bathroom with white suite. The property benefits from modern electric heating, UPVC double glazing and secure intercom entry system. The property is being sold with tenants in situ at a rent of £500 pcm and the tenancy runs until July 2021. The lease runs to 2162 with ground rent and service charges payable. EPC rating: E

Communal Entrance

With intercom entrance system, access into the property

Entrance Hallway

Rear facing, spacious with cloaks cupboard and further cupboard with hot water tank, doors to all rooms, electric storage heater and two ceiling light points.

Open Plan Living Area 22'9 x 17'2 max

Kitchen Area

Rear facing, fitted with a range of wall and base units, with heat resistant work surfaces over, inset stainless steel sink unit, splash back, built in electric oven with electric hob over and chimney canopy above, washer/dryer (left on non-repairing basis), extractor and ceiling light point.

Living Area

Dual aspect with the kitchen area, electric storage heaters and ceiling light points.

Bedroom One 10' x 9'7

Rear facing, wall mounted electric heater and ceiling light point.

Bedroom Two 9'7 x 8'3

Front facing having wall mounted electric heater and ceiling light point

Bathroom 6'4 x 5'9

Rear facing, having part tiled walls, vinyl flooring and fitted with white suite comprising panelled bath with shower over, pedestal wash hand basin, low flush WC, heated towel rail, extractor and ceiling light point.

Outside

Outside there is an allocated car parking space to the rear of the property.

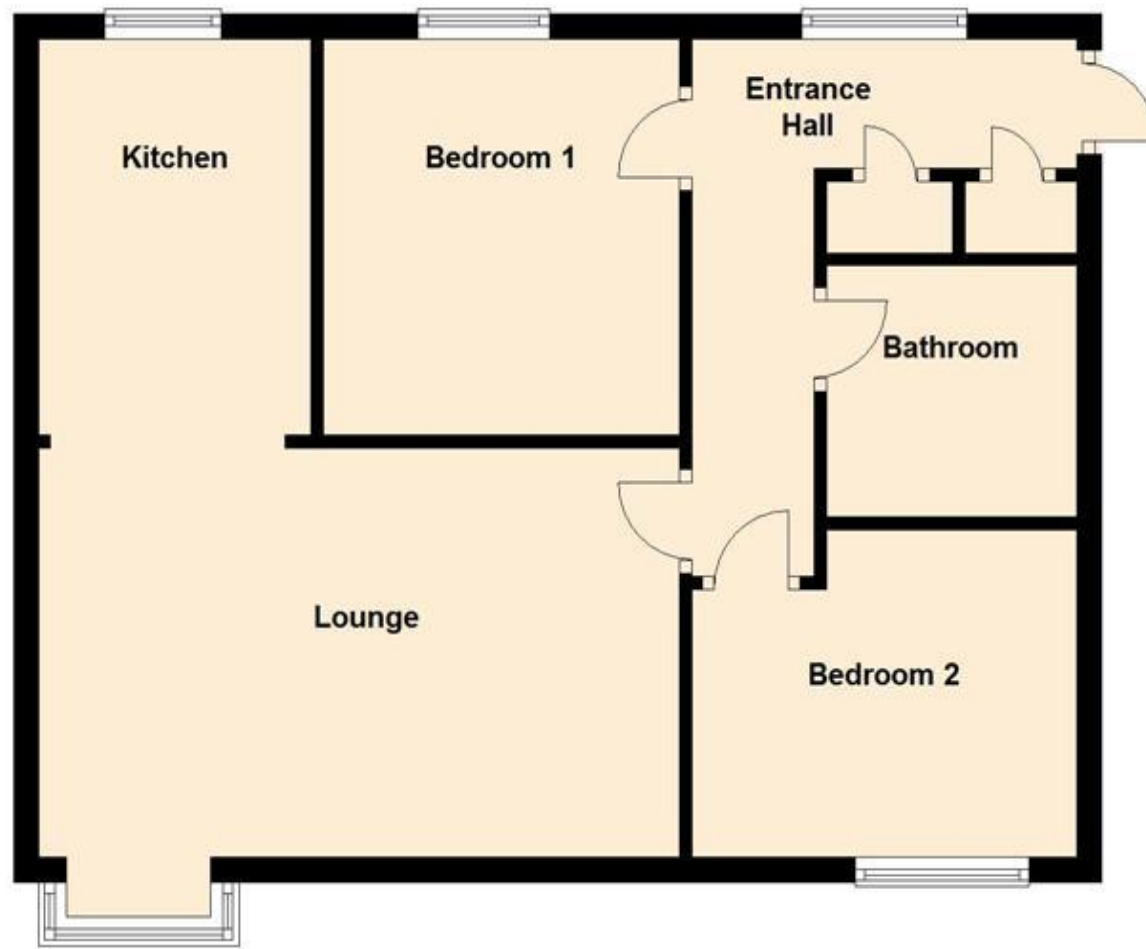
Tenure

The property is held on a long lease expiring in 2162. It has a current annual ground rent of £160 and the most recent service charge amounted to £956.66 per annum. All lease details must be verified in the conveyancing process and the information given by Humberstones Homes has been from the seller direct.

Property Related Services

Humberstones Homes recommends certain products and services to buyers including mortgage advice, insurance, surveying and conveyancing. We may receive commission for such recommendations and referrals when they proceed to sign up and/or completion. These can vary up to a maximum of £210 per transaction.

Ground Floor



Energy Performance Certificate			
41a, Moor Street, BRIERLEY HILL, DY5 3BP		Reference number: R010-6129-6060-0060-3272	
Dwelling type:	Ground floor flat	Type of assessment:	REDAFI, existing dwelling
Date of assessment:	20 May 2020	Total floor area:	63 sq ft
Date of certificate:	01 June 2020		
Use this document for: • Compare current ratings of properties to see which properties are more energy efficient • Compare current ratings of properties to see which properties are more energy efficient			
Estimated energy costs of dwelling for 3 years:		£ 1,596	
Over 3 years you could save:		£ 336	
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 141 over 3 years	£ 141 over 3 years	
Heating	£ 682 over 3 years	£ 507 over 3 years	
Hot Water	£ 773 over 3 years	£ 456 over 3 years	
Totals	£ 1,596	£ 1,104	You could save £ 336 over 3 years
These figures show how much the average household would spend in this property for heating, lighting and hot water over 3 years. The lower the figure, the more energy efficient the property is. The figures are based on the current energy efficiency of the property and the current energy prices. The figures are based on the current energy efficiency of the property and the current energy prices.			
Energy Efficiency Rating			
Energy efficiency class	Current	Potential	The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.
11	12	12	The potential rating shows the effect of undertaking the recommendations on page 9.
11	12	12	The average energy efficiency rating for a dwelling in England and Wales is 10. The average energy efficiency rating for a dwelling in England and Wales is 10.
11	12	12	The EPC rating of 11 is better than the average. The EPC rating of 11 is better than the average.
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Top actions you can take to save money and make your home more efficient			
Recommended measure	Indicative cost	Typical savings over 3 years	
1. High level ventilation storage heaters	£1,200 - £1,800	£ 336	
To receive the full potential savings you can take to reduce your energy bills, visit www.energy-efficiency.gov.uk for more information and advice.			

Consumer Protection Regulations 2008: These particulars have been prepared with care & approved by the vendors as correct (TBC) but are only intended as a guide to the property only. The measurements are approximate & usually the maximum size which may include recesses etc and must not rely on them for any purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Humberstones Homes branch for clarification. Humberstones Homes takes no responsibility for any planning or building regulations being granted or applied for & prospective buyers should always seek clarification from their solicitor or surveyor on these aspects.

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