

AP MORGAN



Dadford View, Brierley Hill, West Midlands
Asking Price £150,000

Features:

- End of terrace property
- Two bedrooms
- Open-plan lounge/kitchen/diner
- One allocated parking space

Description:

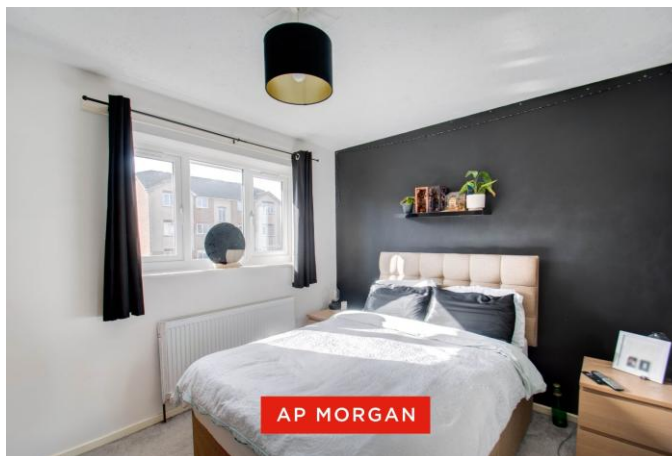
Introducing this end-of-terrace property, offering two bedrooms, a spacious open-plan lounge/kitchen/diner, and ample communal parking, situated in Brierley Hill.

On arrival, the property offers communal parking at the front, ideal for both residents and visitors, with a gate providing access to the front patio, which leads to the entrance.

Upon entry, the property opens into a generous open-plan lounge/kitchen/diner, providing a great space for both relaxing and dining. The lounge area features a large window, allowing plenty of natural light to flow through. The kitchen is fitted with ample storage and worktop space, an integrated oven with a four-burner gas hob and extractor hood, as well as space for freestanding appliances.

On the first floor, the landing leads to the main bedroom, which is a double and benefits from a storage cupboard and built-in wardrobe space. There is also a second bedroom, ideal as an office or nursery. The bathroom is located on this floor and is fitted with a toilet, wash basin, and a bathtub with an overhead shower.

Situated in the popular area of Brierley Hill, West Midlands, the property benefits from excellent local schooling and amenities, with a wide range of shops, supermarkets, and restaurants easily accessible. Regular bus routes operate nearby, offering convenient access to Stourbridge, Kingswinford, Merry Hill, Dudley, and Stourbridge Junction train station.



Details:

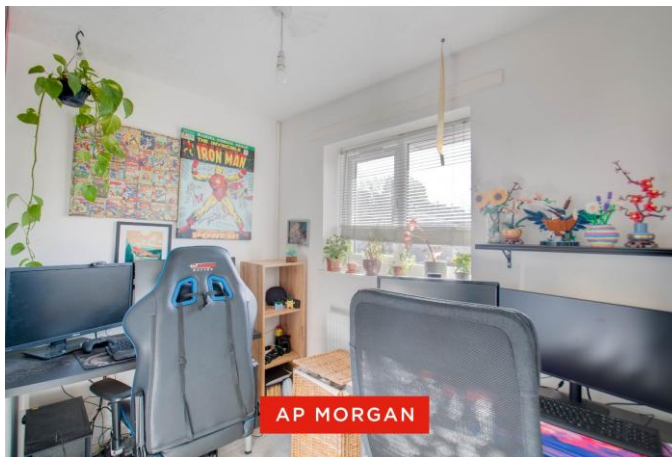
Lounge/Kitchen/Diner 14'8" x 19'11" (4.47m x 6.07m) Both Max

Landing

Bedroom One 8'7" x 10'6" (2.62m x 3.2m)

Bedroom Two 5'11" x 8'11" (1.8m x 2.72m)

Bathroom 6' x 5'8" (1.83m x 1.73m)



EPC Rating: C

Council Tax Band: A (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.

How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and

mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly.

The initial appointment is free and without obligation. Call us on 01384 319 400, or visit their website for more information:

www.wisermortgageadvice.co.uk

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before

viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we

can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all

involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estate Agents are required by law to conduct anti-money

laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who

will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 +

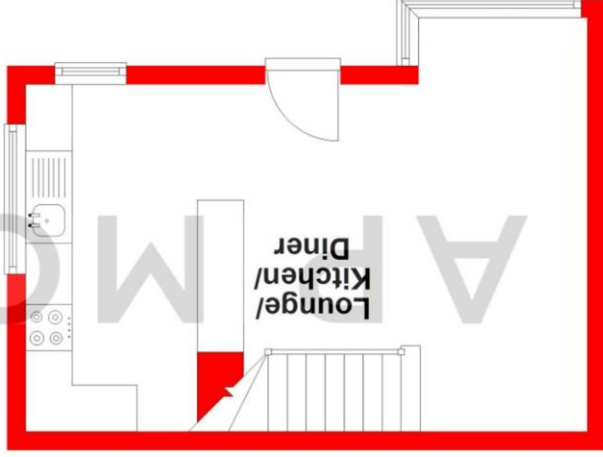
VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks

and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of

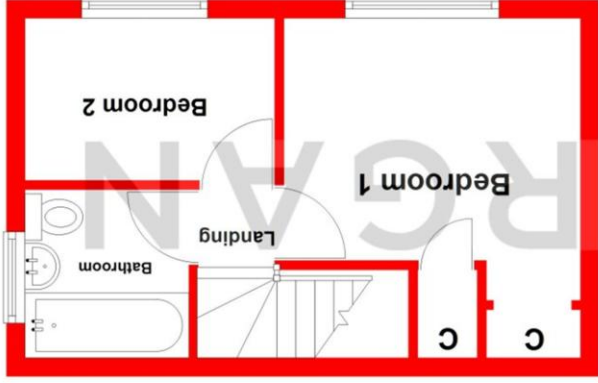
a memorandum of sale on the property you would like to buy.

Total area: approx. 46.2 sq. metres (496.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Plan produced using PlanUp.



Ground Floor
Approx. 24.0 sq. metres (258.7 sq. feet)



First Floor
Approx. 22.1 sq. metres (238.1 sq. feet)

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.