



## Columbus Avenue

Brierley Hill, Dudley, DY5 1TW

Price £124,950



- Modern Two Bedroom Apartment
- Off-Street Allocated Parking
- High Quality Kitchen and Bathroom Fittings
- Excellent First Time Purchase or Buy-to-Let Investment
- EPC Rating - C
- Private Cul-De-Sac Location on Doorstep of Merry Hill Shopping Centre
- Long Lease Term Remaining
- Master Bedroom with En-Suite
- No Upward Chain

# Columbus Avenue

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Price £124,950



A modern and spacious apartment situated conveniently on the doorstep of Merry Hill Shopping Centre. The two double bedroom property provides modern and upgraded internal accommodation throughout with the additional benefit of off-street allocated parking and No Upward Chain. Perfect for first time buyers or buy-to-let investment.

The property is set back in a quiet private cul-de-sac with beautifully maintained communal grounds. It provides double glazing throughout and gas central heating with a brand new digital 'Worcester Bosch' boiler. The internal accommodation briefly comprises entrance hallway, spacious lounge with a separate fitted kitchen, two double bedrooms including master with en-suite and an additional bathroom suite to complete the apartment.

Situated next to Merry Hill Shopping Centre, the property provides an array of well known high street and retail stores along with several well-known eateries on the doorstep.

### Frontage and Approach

The property is accessible via a secure communal entrance which provides stairs up to the first floor where the apartment is situated.

### Entrance Hall

Providing central heating radiator, video intercom system, two storage cupboards and access into:

### Lounge

21'3" max x 10'5" max (6.48m max x 3.18m max)

With dual aspect french doors to Juliet balconies to the front and rear elevations, two central radiators and TV and telephone points.

### Kitchen

7'11" x 8'8" (2.41m x 2.64m)

A fitted kitchen with double glazed window to the front elevation, comprising wall and base level units with complimentary work surfaces, sunken stainless steel sink and drainer and splash back tiling. Integrated oven with four-ring gas hob and extractor fan above, space and plumbing for washing machine and fridge freezer and houses the new 'Worcester Bosch' central heating boiler.

### Bedroom One

8'9"max x 10'5" (2.67mmax x 3.18m)

With double glazed French doors out to the Juliet balcony to the front elevation, central heating radiator TV and telephone points and access into:

### En-Suite

Partly tiled with double glazed obscure window to front elevation comprising low level WC. pedestal wash hand basin, shower cubicle, shaver point and extractor fan.

### Bedroom Two

7'11" x 9'11" (2.41m x 3.02m )

With double glazed window to the rear elevation and central heating radiator.

### Bathroom

Partly tiled with double glazed obscure window to rear elevation comprising low level WC. pedestal wash hand basin, bath with chrome mixer taps,

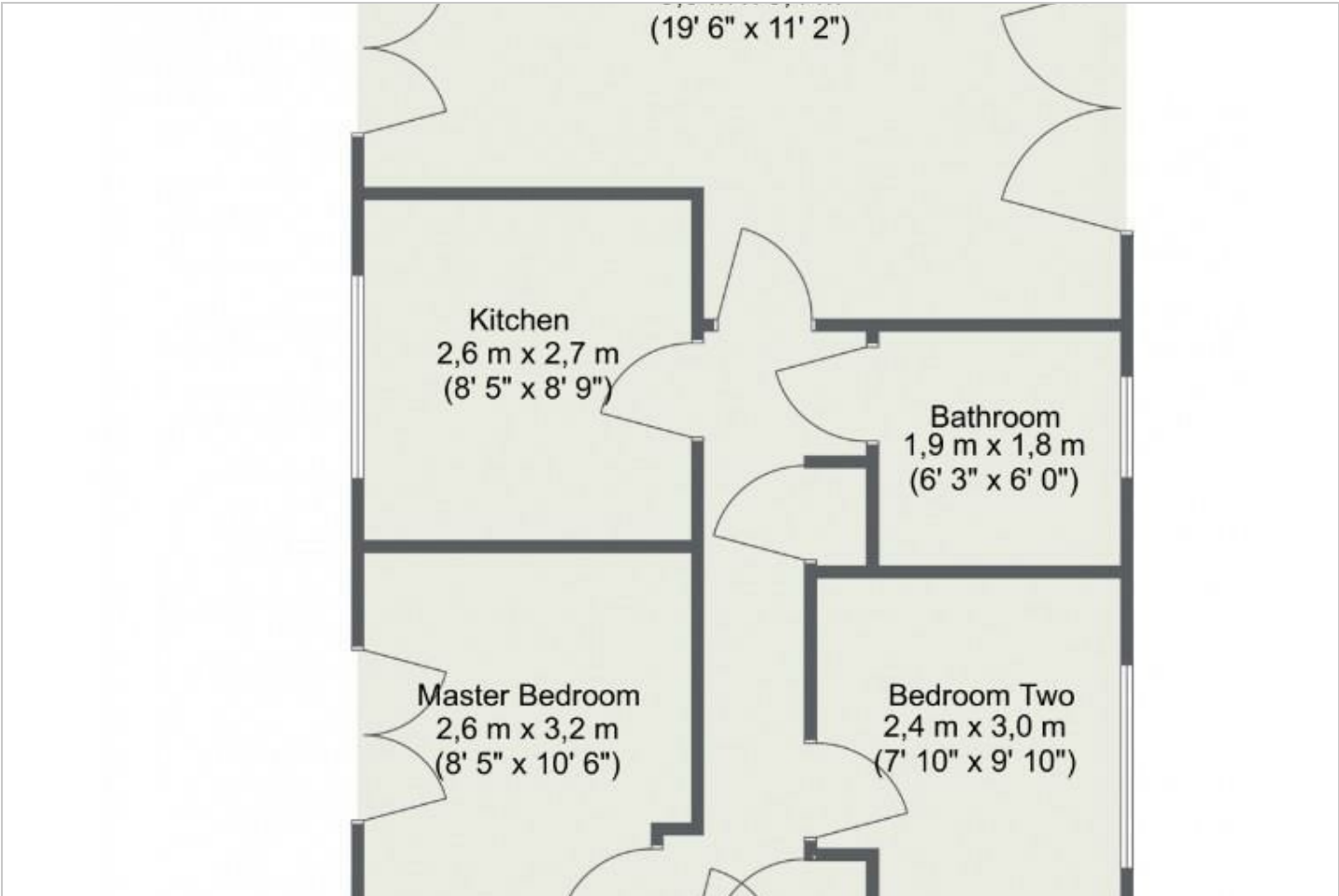
chrome heated towel rail, shaver point and extractor fan.

### Agency Notes

We have been advised that the property is a leasehold with approximately 128 years remaining on the lease, with an annual service charge payable of approximately £1824 and £70.00 ground rent payable. (Please ensure your solicitor verifies the lease and service charge information prior to purchase)



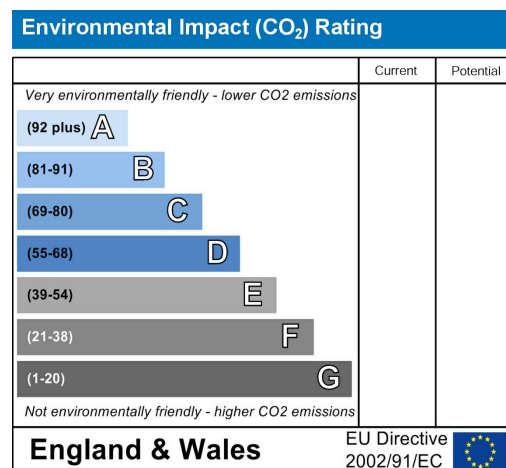
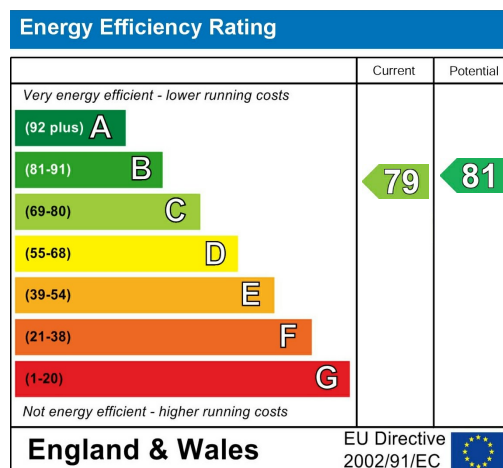
Floorplan







## Energy Efficiency Graph



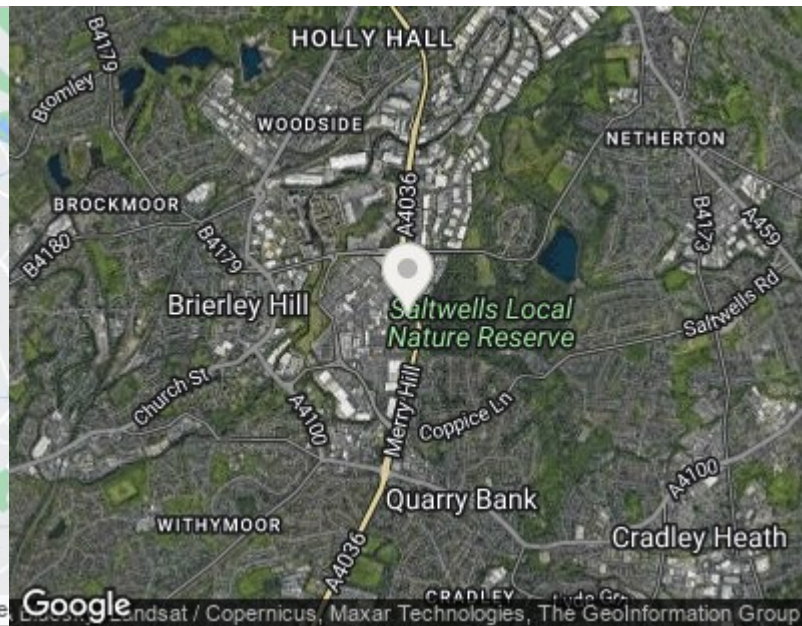
## Viewing

Please contact our Hunters Harborne Office on 0121 647 4233 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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