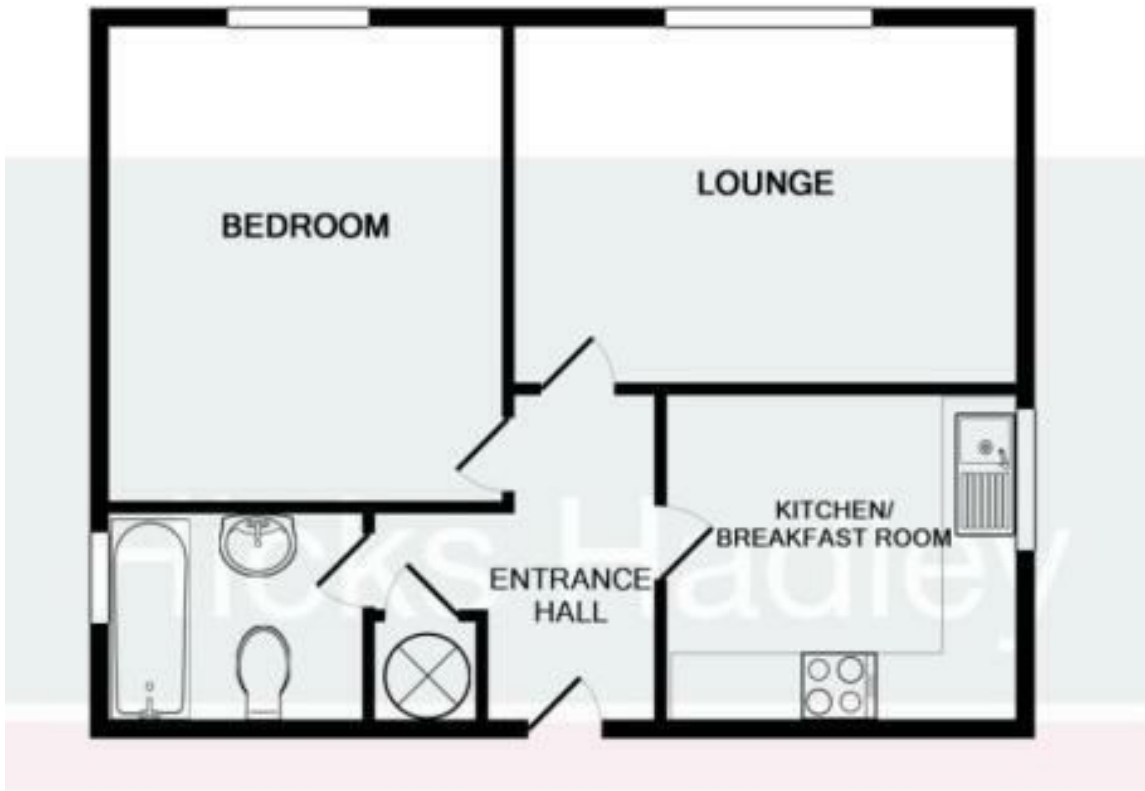


Flat 2 234 High Street, Brierley Hill, DY5 4JD



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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## Flat 2 234 High Street, Brierley Hill



**Hicks Hadley**

**13 Hagley Road  
Halesowen  
West Midlands  
B63 4PU**

 0121 585 66 67

 [sales@hickshadley.com](mailto:sales@hickshadley.com)

 <https://www.hickshadley.com>

**\*\*NO CHAIN\*\* \*\*SUPER INVESTMENT\*\***

The property is located at the back of the block overlooking beautifully maintained communal gardens. It is ideally located for Russells Hall Hospital and has excellent transport links to various areas. The flat has a good sized lounge, fitted and spacious kitchen, large double bedroom, bathroom with shower over the bath. There is an allocated parking space for 1 car within a gated car park. Council Tax: A. EPC: D The property further benefits from double glazing.

**Offers In The Region Of £85,000 - Leasehold**

**Hicks Hadley**





**Entrance hallway 8'8" x 4'0" (2.64m x 1.22m)**

**Lounge 13'5" x 9'7" (4.09m x 2.92m)**

Double glazed window fitted to the rear elevation.

**Kitchen/Dining room 8'8" x 4'0" (2.64m x 1.22m)**

Double glazed window fitted to the side elevation, Integrated oven fitted with ceramic hob fitted, Oak style laminate worktops fitted with ample unit space, Partially tiled walls, one bowl stainless steel sink fitted with drainer and mixer tap, appliance space.

**Bedroom one 10'6" x 12'7" (3.20m x 3.84m)**

Double glazed window fitted to the rear elevation, radiator fitted to the side elevation.

**Family bathroom**

Privacy double glazed window fitted to the side elevation, Bath tub fitted with electric shower over, Sink and low flush W.C.

**Communal Grounds**

**External**

Beautifully maintained communal garden with ample off road parking with gated access making for a private and convenient space.

**Agent Notes**

All main services are connected . ( Electric / Water )

Broadband/Mobile coverage- please check on link -//checker.ofcom.org.uk/en-gb/broadband-coverage

Council Tax Band :A

EPC :D

Tenure Information :Leasehold,64 Years remaining

Ground rent £50.00 paid every six months

Service charge £1395.00 per annum approx



Management company-Cottons Property Consultants LLP

Any other Material Facts :Traditional brick build, tiled roof. All information has been provided by the vendor, please confirm details with a chosen solicitor.

