

AP MORGAN



Waterfront West, Brierley Hill, West Midlands
Asking Price £130,000

Features:

- Buy to let investment opportunity
- To be purchased with a tenant in situ
- Two-bedroom upper floor apartment
- Stunning location
- Large open plan lounge/kitchen/diner
- Bathroom
- Allocated parking
- Council Tax Band - D

Description:

*****BUY TO LET INVESTMENT OPPORTUNITY - TO BE PURCHASED WITH A TENANT IN SITU*****

Presenting this well appointed two bed top floor apartment located at the Waterfront in Brierley Hill and ideally situated for Merry Hill Shopping Centre.

In summary, this property offers an entrance hall featuring a storage cupboard, leading seamlessly to the open-plan lounge/kitchen/diner. The kitchen is equipped with integrated electric hob, oven, and fridge/freezer, while the generously sized lounge boasts panoramic floor-to-ceiling windows. Complementing this apartment are two double bedrooms and a spacious bathroom featuring a shower over the bath.

Outside: There is an allocated parking space, and steps leading to the harbour on the waterfront.

This property is ideally located for shops and amenities, with Merry Hill Shopping Centre being close-by. For commuters, there are road links to Merry Hill and Birmingham via the M5, and public bus routes run nearby providing routes to Merry Hill, Stourbridge and Wolverhampton.



Details:

Lounge/Kitchen/Diner 44'5" (13.54) (13.54) x 14'5" (4.4) (4.4) (both max)

Master Bedroom 15'9" x 10'1" (4.8m x 3.07m) both max)

Bedroom Two 13'10" x 9'7" (4.22m x 2.92m)

Bathroom 6'9" x 5'5" (2.06m x 1.65m)



EPC Rating: D

Council Tax Band: D (tbc by solicitors).

Tenure: Leasehold (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 Wisser 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.wissermortgageadvice.co.uk

Property to sell?

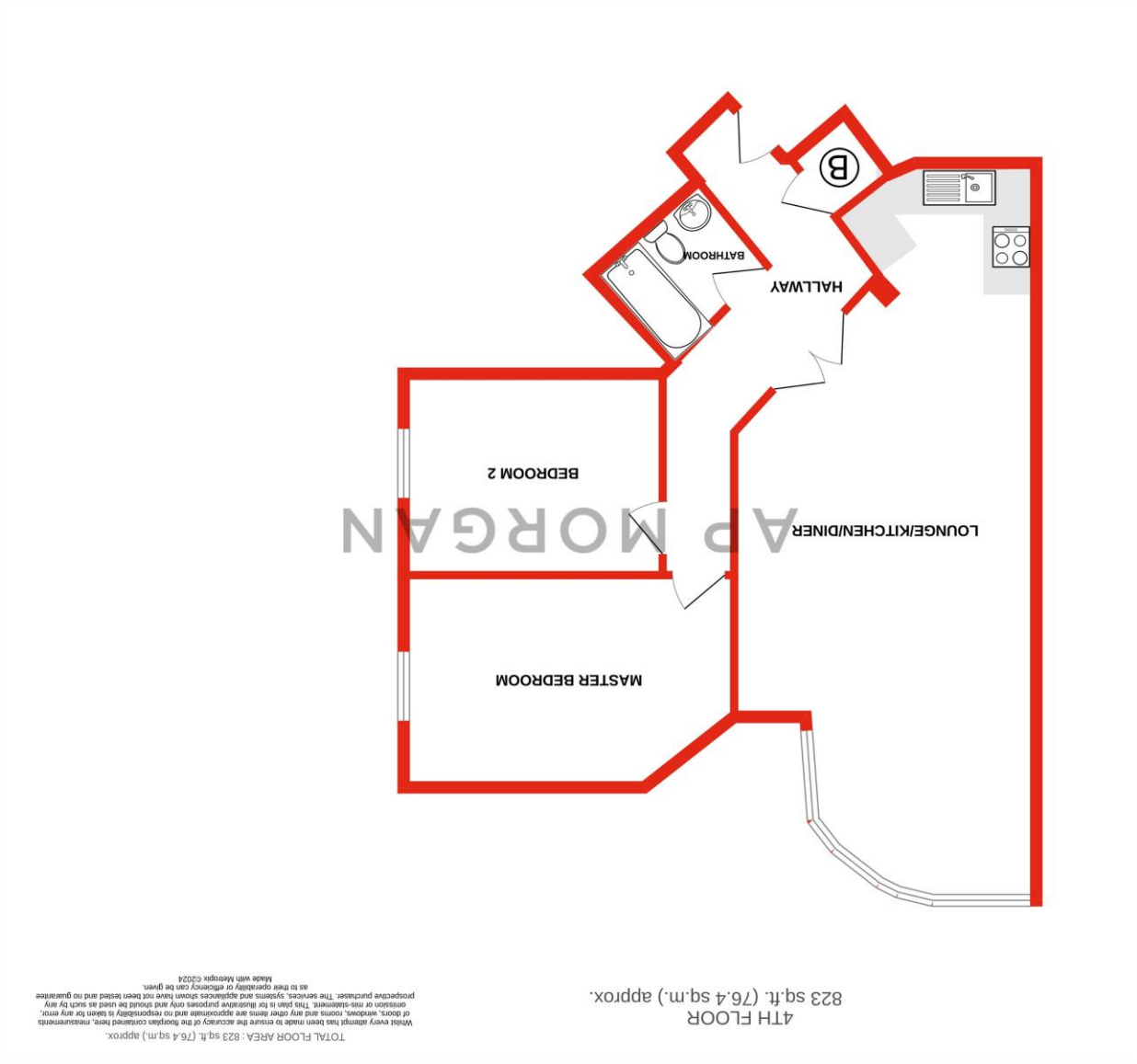
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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 party supplier to undertake these who will contact you once you had an offer accepted on a property you wish to buy. The cost these checks is £39 + VAT per buyer and this is a non-refundable These charges cover the cost of obtaining relevant data, any mortgage checks and monitoring which might be required. This fee will be paid and the checks completed in advance of the issuing of memorandum of sale on the property you would like to buy.



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.