

**AP MORGAN**



**Waterfront West, Brierley Hill, West Midlands**  
Asking Price £135,000

### Features:

- No onward chain
- Two bedroom upper floor apartment
- Stunning location
- Large open plan lounge/kitchen/diner
- Bathroom
- Allocated parking
- Council Tax Band - D

### Description:

\*\*\*No onward chain\*\*\*

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 water front.

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 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](http://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.

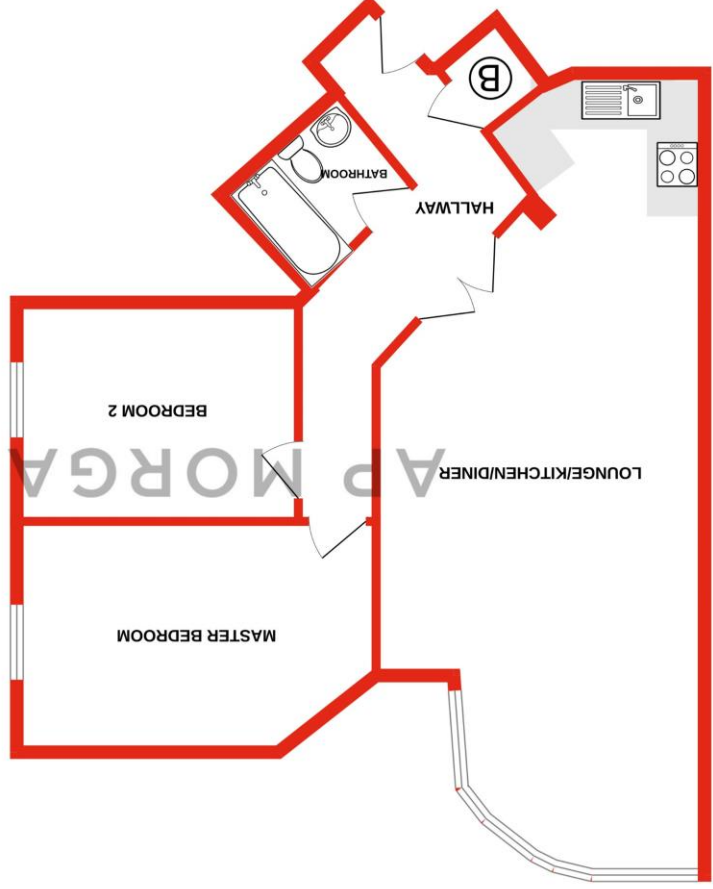
### Need a solicitor?

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.

### Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.

4TH FLOOR  
823 sq.ft. (76.4 sq.m.) approx.



TOTAL FLOOR AREA: 823 sq. ft. (76.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, cornices and other items are approximate and no responsibility is taken for any omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, openings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024

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