

AP MORGAN

Dudley Road, Brierley Hill, West Midlands
Offers in excess of £80,000

Features:

- Leasehold
- One Bedroom First Floor Apartment
- Double Bedroom
- Ample Storage
- Modern Bathroom
- Open Plan Kitchen Living Area
- Popular Location
- Close to Local amenities, Shops and Transport Links

Description:

Set back from the main road, this well-presented first floor apartment offers both privacy and convenience.

Upon entering, you are greeted by a welcoming entrance hall, which provides access to all rooms. To the right, you'll find a modern bathroom, stylishly finished and designed for everyday comfort. Next is the generous double bedroom, a bright and inviting space that benefits from a feature internal window drawing additional light through from the lounge.

At the end of the hallway, the apartment opens up into the heart of the home. To the right is a spacious open-plan lounge, perfect for relaxing or entertaining, while to the left is a well-equipped kitchen and breakfast room, offering plenty of storage and workspace. A handy storage cupboard is also tucked away, making the apartment both practical and easy to maintain.

Located within the sought-after Oak Court on Dudley Road, this apartment enjoys a convenient position close to local amenities, transport links, and the town centre, making it an excellent choice for first-time buyers, downsizers, or investors alike.

****This is a Leasehold property with 245 years remaining on the lease: The Ground Rent is £100 per annum. The annual property management fee is charged in two instalments each of £1,233.62 in advance.****

Details:

Entrance Hall



Kitchen 1.55 x 3.18

Bedroom 2.12 x 3.18

Lounge 3.04 x 4.00 Max

Kitchen Breakfast Room 4.11 x 1.88 Max

EPC Rating: To be confirmed

Council Tax Band: A (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?

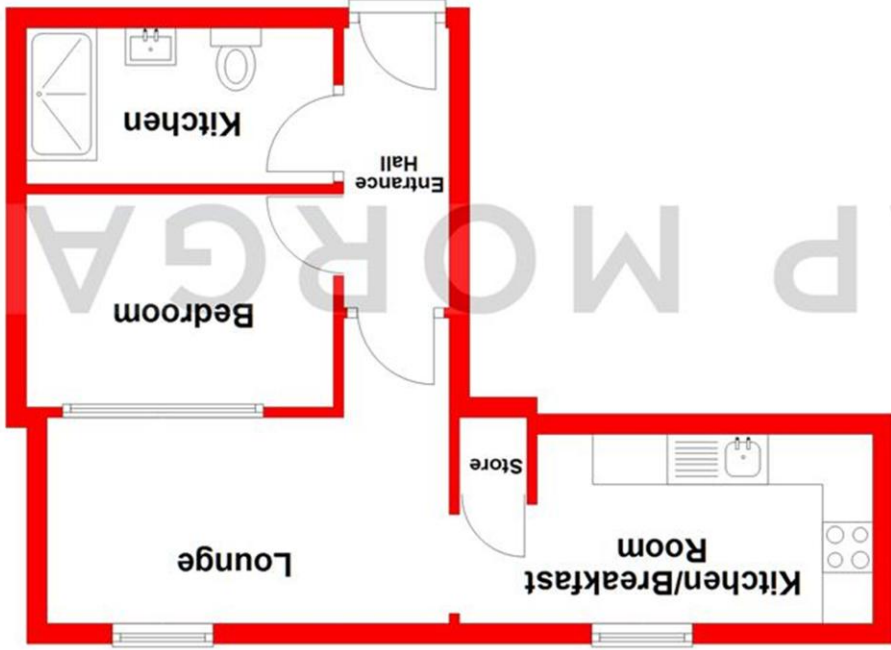
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

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Identity Checks

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Ground Floor
Approx. 32.7 sq. metres (352.1 sq. feet)

Total area: approx. 32.7 sq. metres (352.1 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.

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