



41b Moor Street,  
Brierley Hill, DY5 3SP

**Taylor's**

# 41b Moor Street, Brierley Hill, DY5 3SP

*BEAUTIFULLY PRESENTED & EXPENSIVELY APPOINTED, DECEPTIVELY SPACIOUS, APARTMENT*

- ROOM DIMENSIONS
  - Hallway
- Kitchen - 10' 6" x 7' 4" (3.20m x 2.23m)
- Sitting Room with Dining Area - 17' 3" x 12' 5" (5.25m x 3.78m)
- Bedroom 1 - 10' 0" x 9' 7" (3.05m x 2.92m)
- Bedroom 2 - 9' 9" x 8' 4" (2.97m x 2.54m)
- Bathroom - 6' 3" x 5' 9" (1.90m x 1.75m)
  - Allocated Off Road Parking
  - Communal Gardens & Grounds
- ALL MEASUREMENTS TAKEN AT WIDEST AVAILABLE POINTS

These particulars are intended only as a guide and must not be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.



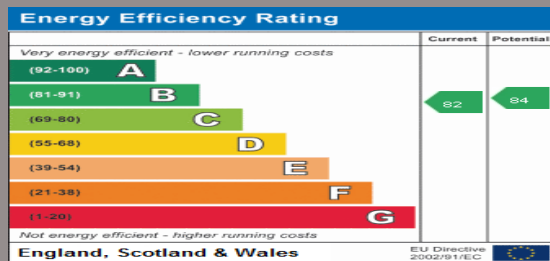
Enjoying a WONDERFUL FIRST FLOOR POSITION within this POPULAR & VERY WELL CONSTRUCTED development, is this BEAUTIFULLY PRESENTED & EXPENSIVELY APPOINTED, DECEPTIVELY SPACIOUS, TWO BEDROOM APARTMENT which would be PERFECTLY suited for FIRST TIME BUYERS looking to get onto the property ladder, yet may also appeal to BUY-TO-LET INVESTORS or those wishing to downsize & be in close proximity to an EXCELLENT range of local amenities such as MERRY HILL SHOPPING CENTRE & BRIERLEY HILL HIGH STREET. This CONTEMPORARY STYLE APARTMENT must be viewed at the EARLIEST OPPORTUNITY to be fully appreciated and in brief is seen to comprise: Flats Own Hall, Stylishly Decorated Sitting Room with Dining Area & Juliette Balcony, Luxury Well Fitted Kitchen, Two Well Proportioned Bedrooms, Well Appointed Modern Bathroom, Double Glazing, Allocated OFF ROAD Parking AND Well Maintained Communal Grounds. Tenure: Leasehold. EPC: TBC / Council Tax Band: B. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard & superfast broadband is available at this property. Service Charge: £1137.96 PER YEAR. Ground Rent: £278 PER YEAR. 139 YEARS REMAINING ON LEASE.

BHS9993

MISREPRESENTATION ACT 1967

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# Taylor's

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