



43 Madison Avenue,
Brierley Hill, DY5 1TZ

Taylor's

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*ATTRACTIVELY PRESENTED &
BEAUTIFULLY MAINTAINED,
APARTMENT*

- ROOM DIMENSIONS
 - Reception Hall
- Spacious Lounge with Dining Area - 22' 0" x 15' 0" (6.70m x 4.57m)
- Modern Well Fitted Kitchen - 10' 9" x 8' 7" (3.27m x 2.61m)
- Bedroom 1 - 11' 8" x 9' 6" (3.55m x 2.89m)
- Bedroom 2 - 9' 7" x 9' 6" (2.92m x 2.89m)
- En-Suite Shower Room (off Master Bedroom)
- Well Appointed Main Bathroom - 7' 9" x 5' 5" (2.36m x 1.65m)
 - 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.

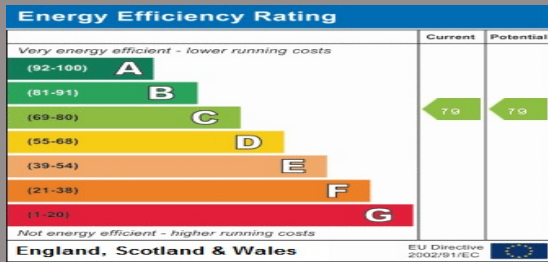


This ATTRACTIVELY PRESENTED & BEAUTIFULLY MAINTAINED, TWO BEDROOM, GROUND FLOOR APARTMENT offers an INCREDIBLY spacious layout of accommodation and combined with having both DOUBLE GLAZING & GAS CENTRAL HEATING, offers a superb opportunity for FIRST TIME BUYERS & downsizes a like to purchase a WELL PROPORTIONED PROPERTY which is just a short walk from the POPULAR MERRY HILL SHOPPING COMPLEX. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: Flats Own Reception Hall, SPACIOUS OPEN PLAN LIVING ROOM with Dining Area, Modern Well Fitted Kitchen, Two Large Bedrooms (Master with En-Suite Shower Room), Well Appointed White Suite Bathroom, ALLOCATED PARKING & Well maintained communal grounds. EPC: TBC. Council Tax Band: B. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard & superfast broadband is available at this property. Construction: Brick. Tenure: Leasehold with 130 years remaining on the lease (approximately), an annual service charge £1,300 per year and an annual ground rent of £70 per year. BHS10005

MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give and neither Taylors nor any person in their employment, has any authority to make or give any representation or warranty whatsoever in relation to this property.





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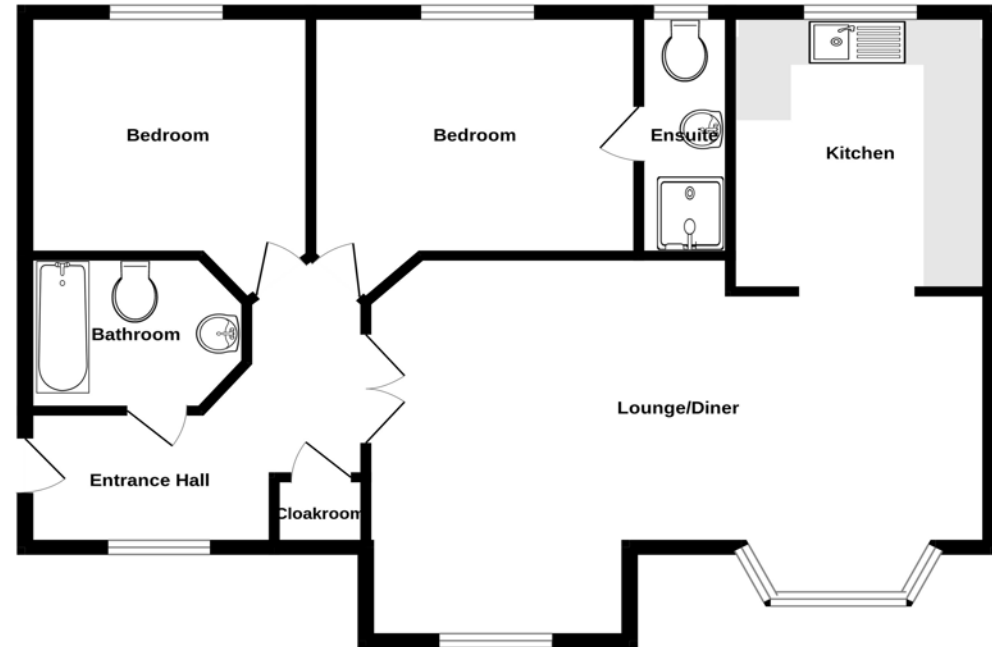


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Offices at:

KINGSWINFORD HALESOWEN
 STOURBRIDGE BRIERLEY HILL SEDGLEY

Ground Floor



Measurements are approximate. Not to scale. Illustrative purposes only
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